



Grade A Office Accommodation

Property Highlights

- Located close to Belfast Waterfront Hall, Central Railway Station and Laganside Courts
- Floor area: 2528.9 sq m (27,221 sq ft)
- Impressive views over Belfast
- Fully fitted and cabled – ready for immediate occupation

For more information, please contact:

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Location

9 Lanyon Place is located at the junction of Oxford Street and East Bridge Street close to Belfast Waterfront Hall, Central Railway Station, Hilton Hotel and Lanyon multi-storey car park.

Nearby is St George's Market, Belfast Law Courts and numerous restaurants and coffee shops.

Other occupiers in the immediate vicinity include KPMG, Fujitsu, All State, Concentrix, AXA, RSM, PWC and Pinsent Mason.

Description

The building comprises a six storey modern office building constructed in 2000 and finished to Grade A standard to include an impressive foyer with manned security, four high speed passenger lifts and toilet and shower facilities on each floor.

Internal finishes include:

- Suspended ceiling;
- Recess lighting;
- Air conditioning;
- Raised access floor;
- Carpet tiles;
- Fitted canteen/breakout areas;
- Meeting rooms & private offices.

Accommodation

The subject property provides a net internal area of 2,528.9 sq m (27,221 sq ft).

Toilet and shower facilities.

Lease Details

Term	Expiring 28 th February 2021
Rent	On application
Repairs	Effective full repairing and insuring by way of a service charge
Buildings insurance	The insurance premium for the year ending 31 st January 2018 is £8,874.32 plus VAT
Service charge	Current year's estimate - £96,608 (£3.55 psf) plus VAT



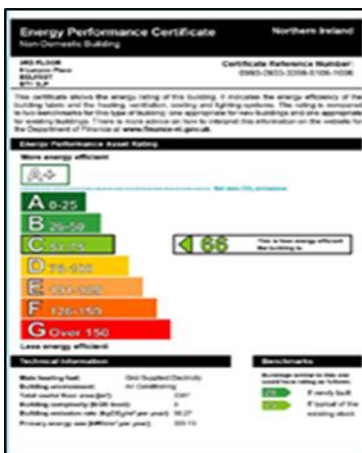
NAV

We are advised by the Land & Property Service that the NAV of the property is £300,500 giving rates payable of £181,142 based on the current rate in the £ of 0.602803 (2018/2019).

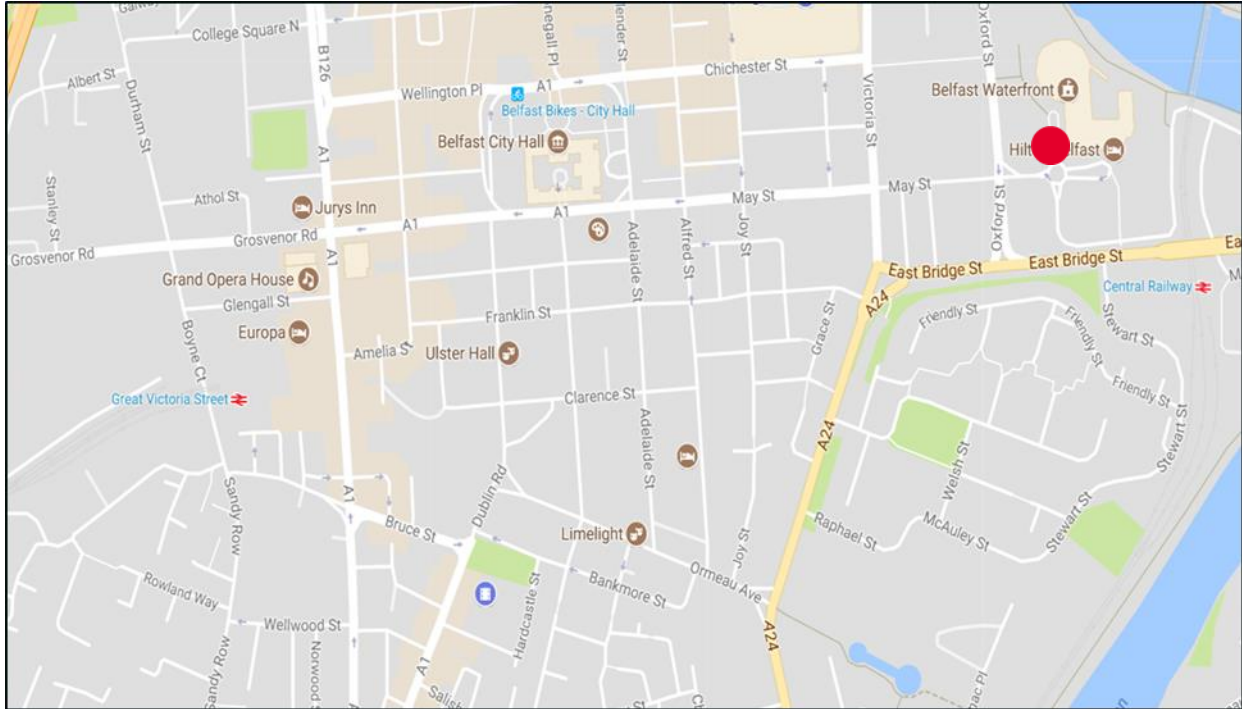
VAT

The premises are registered for Value Added Tax.

EPC



TO LET – BY WAY OF ASSIGNMENT
3rd floor, 9 Lanyon Place, Belfast
BT1 3LA



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