



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:

Robert Toland
028 9023 3455
07980 740270
robert.toland@cushwake-ni.com

cushmanwakefield-ni.com

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



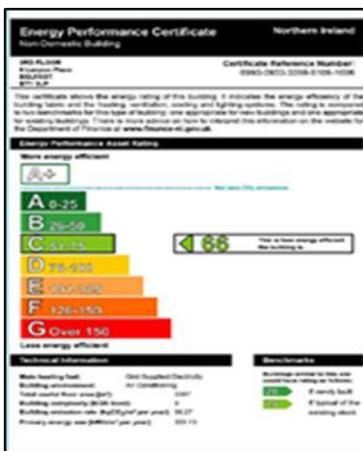
NAV

We are advised by the Land & Property Service that the NAV of the property is £300,500 giving rates payable of £184,548 based on the current rate in the £ of 0.614135 (2019/2020).

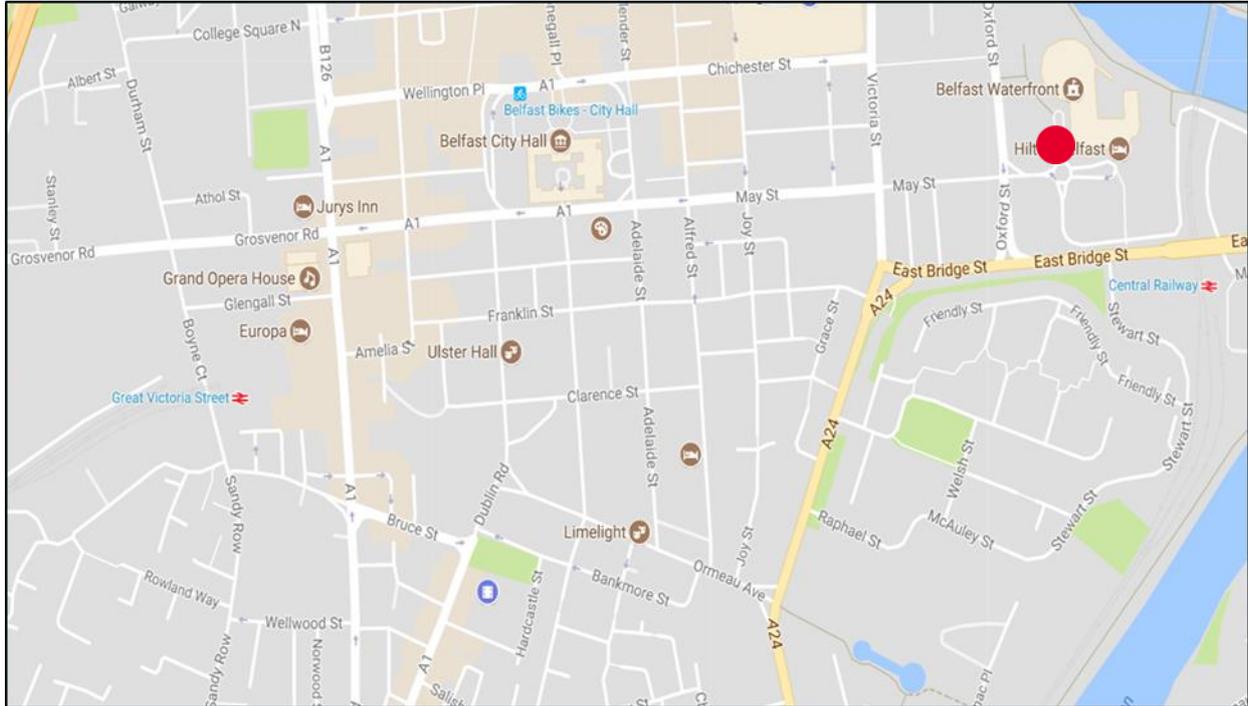
VAT

The premises are registered for Value Added Tax.

EPC



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



"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."