

TO LET

3<sup>rd</sup> floor office suite, The Soloist Building  
Lanyon Place, Belfast



## One of the most iconic office buildings in the Belfast Market

### Property Highlights

- Premier location
- Landmark building
- Fully fitted
- Flexible accommodation
- Substantial floor plate size
- Immediately available
- Flexible terms available
- Capable of sub-division

For more information, please contact:

Robert Toland  
028 9023 3455  
028 9026 2639  
07980 740270  
[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

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## Location

The Soloist Building is one of the best known office buildings in Belfast City Centre located at Lanyon Place which is arguably one of the most successful City Centre redevelopment projects. The building lies adjacent to Belfast Waterfront Hall, BT's Riverside Tower, Allstate and Santander.

Directly opposite is the Royal Courts of Justice.

The building has a fantastic profile and frontage to Oxford Street which is one of the busiest arterial routes into the City.

Belfast Central Station is only a 5 minute walk and a number of multi-storey car parks are also located within Lanyon Place.

Tenants within the building include KPMG and Pinsent Masons.

## Description

The Soloist Building, Belfast being the base for both KPMG and Pinsent Masons, extends to approximately 90,000 sq ft in total and was designed to meet the needs of corporate and professional occupiers.

A 5 storey Grade A office building arranged around a generous central core, the building affords all the attributes of a modern Grade A office building.

Highlights include:

- Iconic City Centre office building
- New VRF air conditioning system
- Fully glazed elevations
- Generous floor to ceiling height of 2.85m
- Fully accessible raised access computer floors
- Metal tiled suspended ceiling
- Lg7 lighting
- Solar control glazing
- Full height enclosed atrium
- Feature reception
- Dual access
- 3 high speed passenger lifts
- Fully DDA compliant
- 3<sup>rd</sup> floor fully fitted CAT A space



## Accommodation

Description	Sq Ft	Sq M
3 <sup>rd</sup> floor	8,869	834

\*Capable of sub-division into small suites (more details on application)

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## Lease Details

<b>Rent</b>	Upon application.
<b>Term</b>	Negotiable – maximum 5 year term.
<b>Repairs</b>	Effective full repairing and insuring lease via a service charge.

## NAV

To be confirmed but estimated @ £7 psf approx.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

View from subject suite over Lanyon Place

## EPC

**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

3RD FLOOR  
9 Lanyon Place  
BELFAST  
BT1 1LP

Certificate Reference Number:  
0995-0933-3359-5106-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk)

**Energy Performance Asses Rating**

More energy efficient

A 0-25  
B 26-50  
C 51-75  
D 76-100  
E 101-125  
F 126-150  
G Over 150

66 This is how energy efficient the building is.

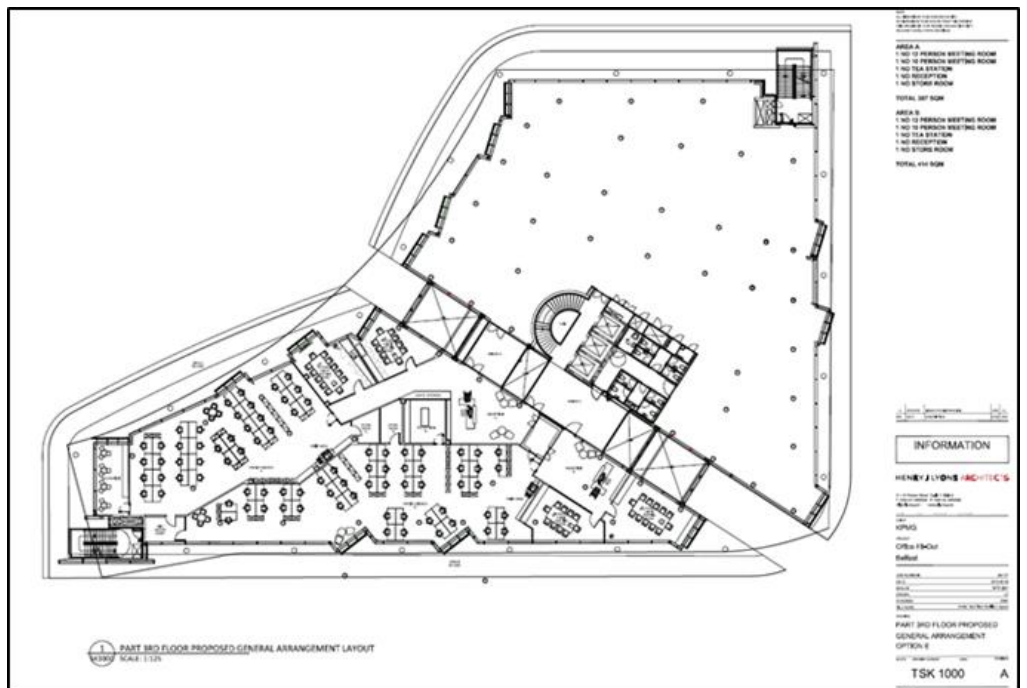
Less energy efficient

**Technical Information**

Main Heating Fuel: Grid Supplied Electricity  
Building Environment: Air Conditioning  
Total Useful Floor Area (m²): 2387  
Building Complexity (2008 level): 3  
Building Ventilation Rate (litres per second per square metre): 23.27  
Primary Energy Use (kWh/m² per year): 208.13

**Remarks**

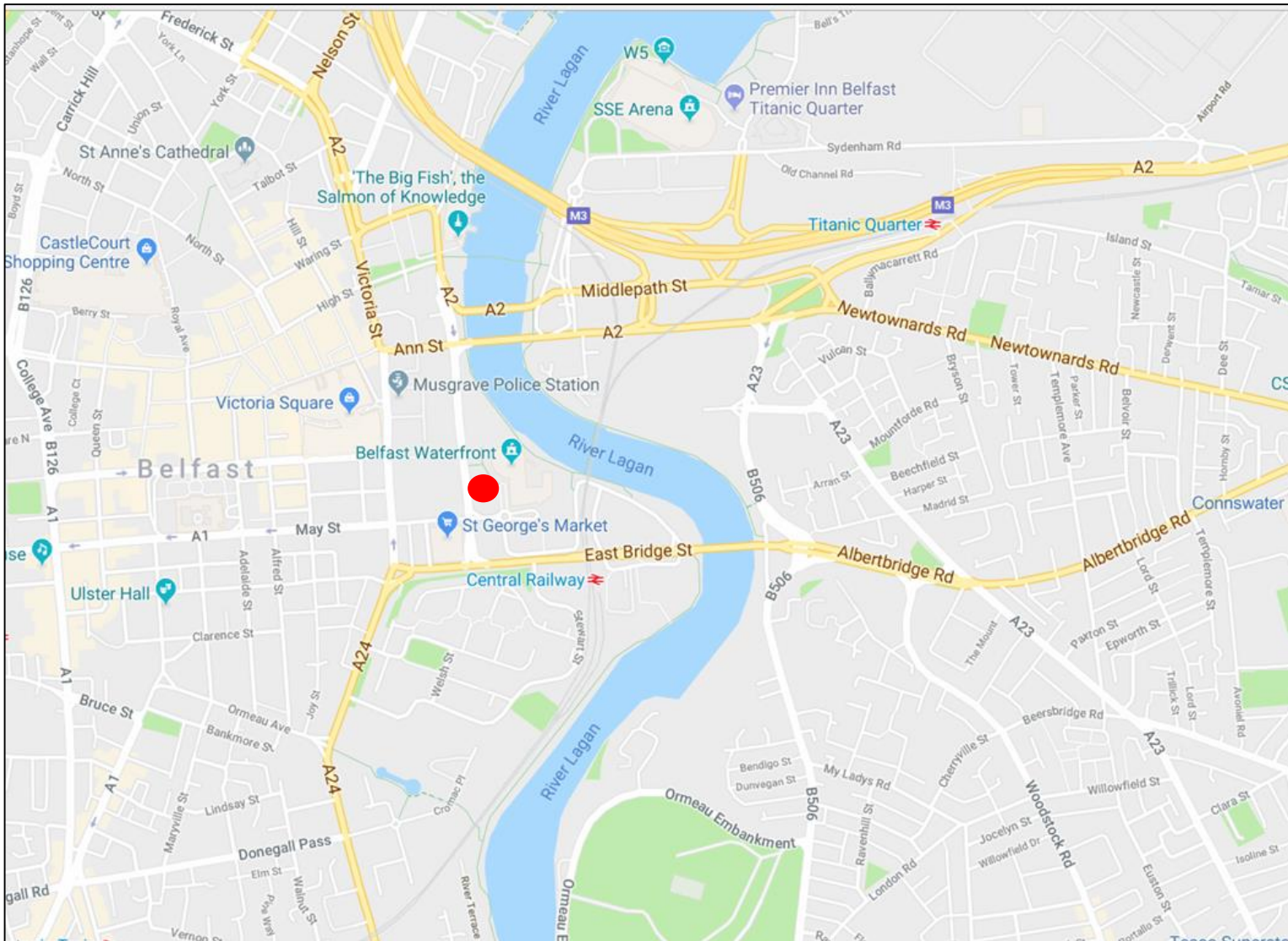
Buildings similar to this one could have rating as follows:  
67 if newly built  
68 if part of the existing stock





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