

CUSHMAN &  
WAKEFIELD

MCCOMBE  
PIERCE

**M** McCONNELL  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**TO LET**

LANYON VIEW  
**TO LET**  
Recently Refurbished  
Grade A  
Office Accommodation  
with 17 Car Parking Spaces  
Floor Plates from  
2,662 Sq. ft. - 17,900 Sq. ft.

# LANYON VIEW

**East Bridge Street, Belfast BT1 3PH**

Recently Refurbished Grade A Office Accommodation with suites from 3,432 Sqft to 11,232 Sqft.



# FEATURES

- Recently refurbished Grade A office building with excellent profile.
- Suites available from 3432sqft to 11,232sqft over ground and 2 upper floors.
- Roof Terrace with panoramic views of the River Lagan.
- 17 on site dedicated car parking spaces.
- Situated adjacent to Belfast Lanyon Place Station and on the Belfast Glider route.



# LOCATION

Belfast has developed into a vibrant city due to many regeneration programmes undertaken in recent years including the Cathedral Quarter, St Anne's Square and Titanic Quarter. Belfast is also home to two world class universities, Queens University and Ulster University which release over 3,000 graduates into the workforce every year.



City Hall - 4 minute walk



Motorway - M1 and M2 motorways are accessed within 2 minutes via Westlink



Bus - Numerous Metro stops within a 1 minute walk



Train - 1 minute walk to Lanyon Place Train Station



Coffee shops and restaurants within a 5 minute walk



Glider - Glider stops within a 1 minute walk serving Titanic Quarter, East and West Belfast



Plane - George Best Belfast City Airport is within a 10 minute drive



Bike - Belfast Bike Dock located within 3 minute walk



Hotel - A number of hotels are located within a 4 minute walk



City centre shopping and amenities - 5 minute walk







# LOCATION

- 1 Lanyon View
- 2 BT Tower
- 3 Lanyon Place Train Station
- 4 Belfast High Court
- 5 St George's Market
- 6 Hilton Hotel
- 7 Waterfront Hall
- 8 KPMG / Pinsent Masons
- 9 Victoria Square Shopping Centre
- 10 City Hall
- 11 SSE Arena



# LOCATION



Belfast International Airport  
**18.5 miles**

Derry~Londonderry  
**70 miles**



Dublin  
**105 miles**

Lanyon Place Train Station  
**0.05 miles**



**LANYON  
VIEW**

George Best City Airport  
**2.7 miles**





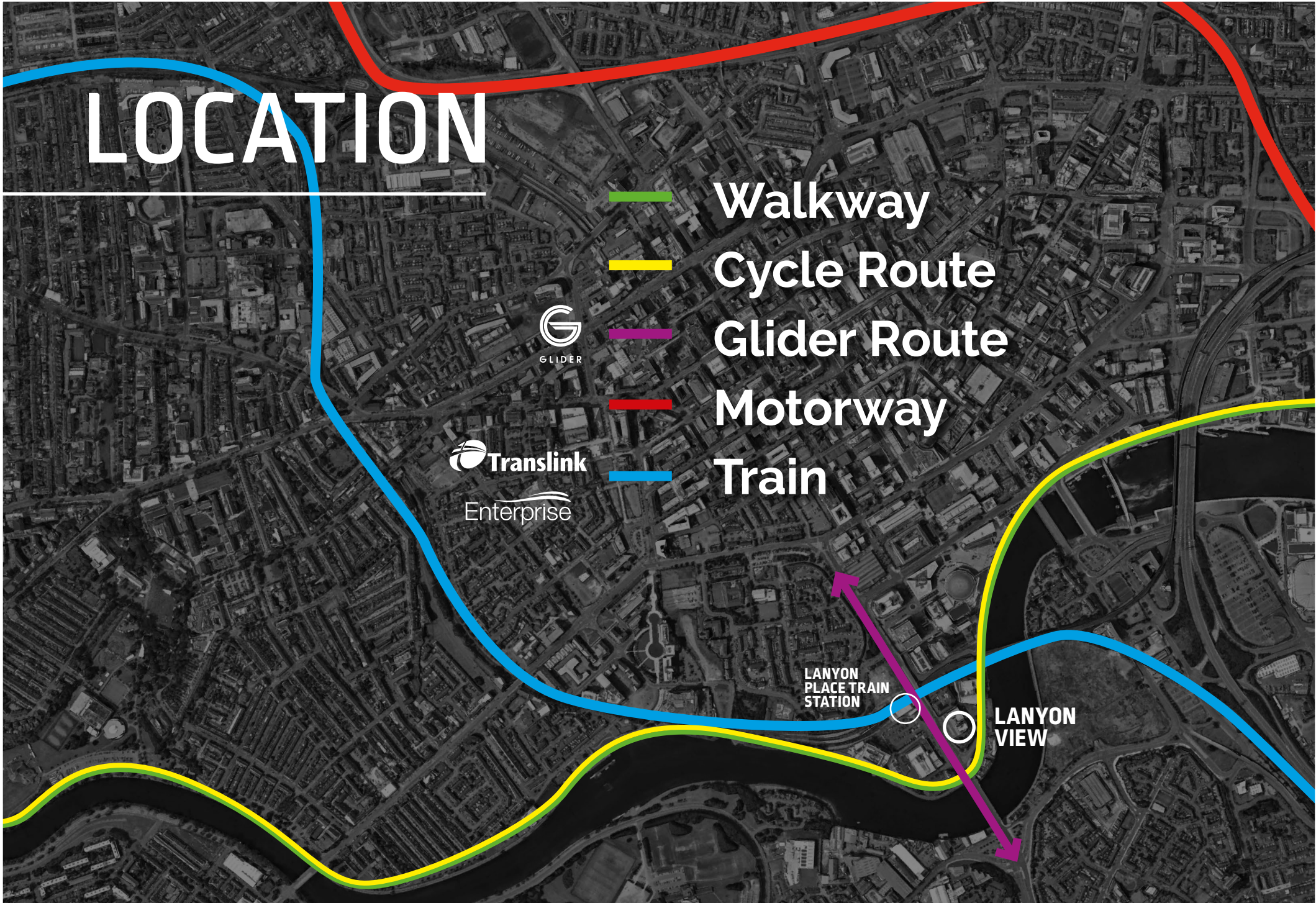
# LOCATION

- Walkway
- Cycle Route
- Glider Route
- Motorway
- Train



LANYON PLACE TRAIN STATION

LANYON VIEW





# SITUATION

A nighttime photograph of a city waterfront. In the foreground, a black metal railing with decorative posts runs along a walkway. A tall, black street lamp with a glowing lantern-style top stands prominently. In the background, a wide river reflects the city lights. A bridge with a white railing spans across the river. Several modern buildings are visible, including a large white building with a curved facade and a taller, multi-story building with a grid of windows. The sky is a deep blue with some clouds. The word 'Hilton' is visible on the top of one of the buildings.

## LANYON VIEW

The property is situated on the main arterial route leading east from the City Centre. It is located on Mays Meadow between East Bridge Street and the River Lagan and adjacent to Belfast Lanyon Place Station.

The property is easily accessible to and from the City Centre, with major transport links to include the Belfast Glider and Lanyon Place train station, available in close proximity. There is also access to the Lagan towpath allowing staff to walk or cycle to the building.

Neighbouring occupiers in the area include Santander, PWC, Concentrix, Allstate and Land & Property Services.

There is also an abundance of amenities within a short walk to include Victoria Square, hotels, coffee shops and restaurants.

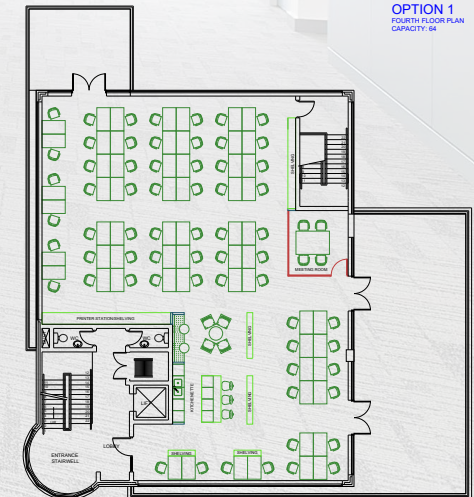
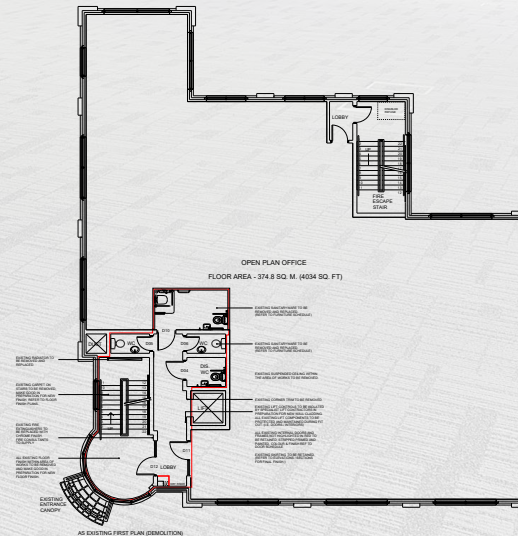
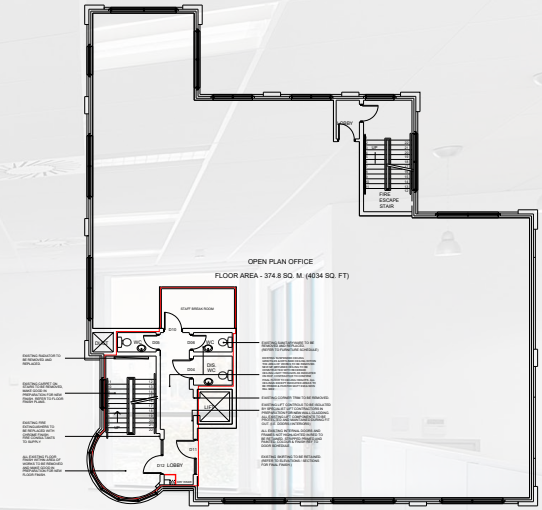
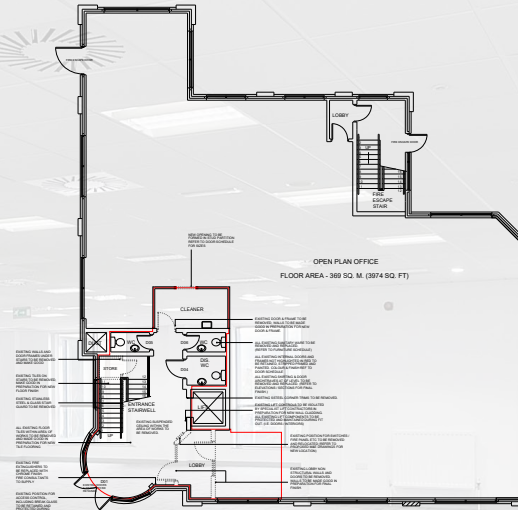


# ACCOMMODATION

Floor	Sq ft
Ground	3,900
First	LET
Second	3,900
Third	3,432
Fourth	LET
<b>Total</b>	<b>17,794</b>

## Floorplans

Full floorplans available upon request to include potential layout plans and space planning options.





# ACCOMMODATION

## Rent

Upon Application

## Terms

Negotiable

## Repairs and Insurance

Effective FRI lease by way of service charge liability.

## Service Charge

Payable in respect of landlord's costs in repairing and maintaining the exterior of the property and all communal areas. For the year 2022/23 this is currently £4.45 per sq ft approximately.



## EPC Rating

The property has an energy rating of C56.

## Rates

NAV – to be reassessed but estimated to be approx. £6.50/sqft payable.

Rate in the £ 2022/2023 0.551045

## VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to VAT.

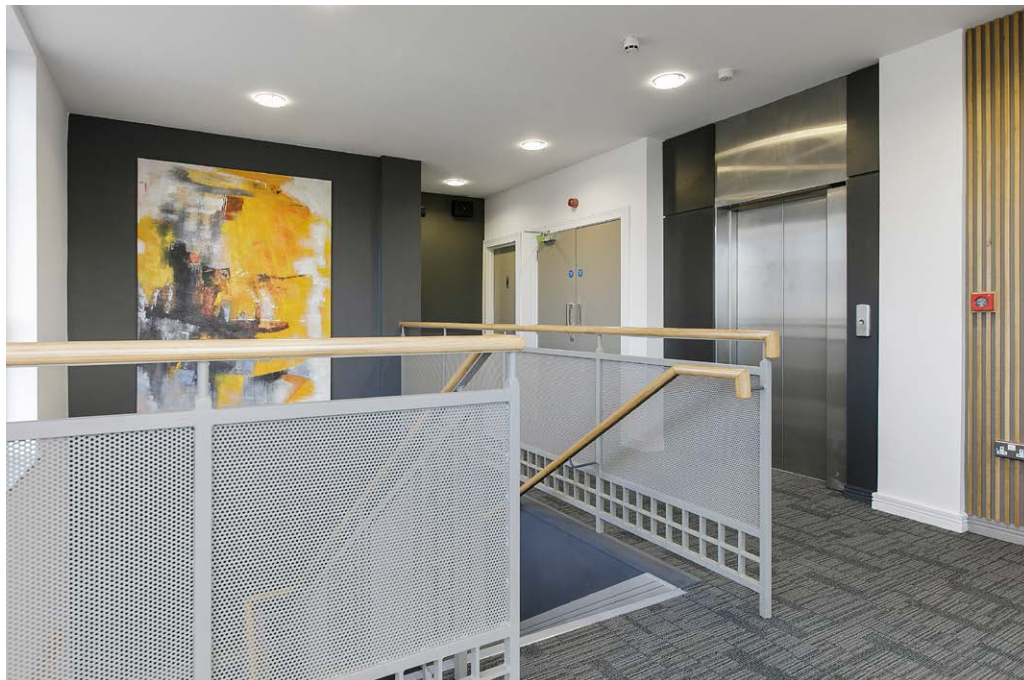




# GALLERY

---







# VIDEO

---



[Click here to view property video](#)



# CONTACT

## Greg Henry

McConnell Chartered Surveyors

07841 928670

[greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)

## Robert Toland

Cushman & Wakefield

07980 740 270

[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

**IMPORTANT NOTICE:** The joint agent, their clients and any future joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.