



## 9 Lanyon Place

Belfast, BT1 3LP

### **‘Landmark’ Fully Fitted Office Accommodation**

**5,000 to 148,900 sq ft**  
(464.52 to 13,833.26 sq m)

- To Let by way of Assignment / Sub Lease.
- Highly accessible City Centre location.
- Suites available from c. 5,000 – 148,900 sq ft.

# 9 Lanyon Place, Belfast, BT1 3LP

## Summary

<b>Available Size</b>	5,000 to 148,900 sq ft
<b>Rent</b>	Rent on application
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Belfast is the capital city of Northern Ireland with a catchment population in excess of one million people within a 30-minute drivetime. According to NISRA the city has 2 universities which provide high calibre graduates to over 1,300 international companies which have invested in Northern Ireland to date with particular emphasis in the legal, fintech, cyber and accounting sectors. Well known global companies already established in Belfast include BT, Baker McKenzie, Allen & Overy, Citi, Rapid 7, Allstate, KPMG, EY, PWC and Santander to name but a few.

The subject property is located at the junction of Oxford and East Bridge Street within Lanyon Quay, a mixed-use waterfront scheme within Belfast City Centre. Nearby occupiers include the multi-purpose Waterfront Hall and Conference Centre, Hilton Hotel, KPMG, Pinsent Mason Solicitors, WSP, Bank of London, Land and Property Services and 2 no. multi-storey car parks.

The building occupies a prominent corner position within easy reach of Lanyon Place Railway Station, Grand Central Station, bus and Glider routes, Belfast bike dock, George Best City Airport and Belfast International Airport.

## Description

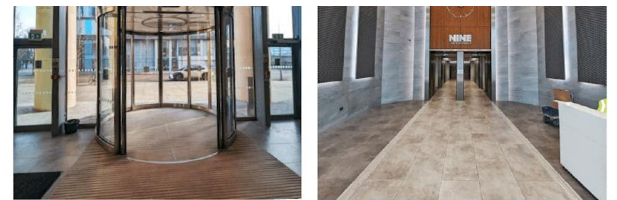
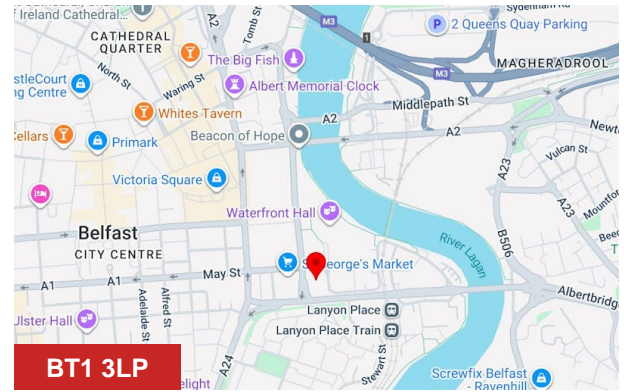
The subject property is a modern 'Landmark' office building arranged over ground and five upper floors which are broadly rectangular in shape with 2 light wells and a central core from which 4 no. high speed lifts serves the upper levels. Male and Female shower and WC facilities are located at each level.

Each suite has good levels of natural lighting and is fitted out to a high standard to include gas fired air conditioning, suspended ceilings with recessed lighting, plastered / painted walls and raised access flooring with carpet tile covers.

Whilst predominantly open plan, the space has a range of private offices, meeting rooms, break out areas and canteen facilities throughout each floor.

## Accommodation

Name	sq ft	sq m	Availability
Ground	20,629	1,916.50	Available
1st	24,456	2,272.04	Available
2nd	25,645	2,382.50	Available
3rd	27,142	2,521.57	Available
4th	27,187	2,525.75	Available
5th	23,841	2,214.90	Available
<b>Total</b>	<b>148,900</b>	<b>13,833.26</b>	



## Viewing & Further Information



**Greg Henry**

07841 928670

greg.henry@mcconnellproperty.com