

EAST TOWER

AT LANYON PLAZA

**Grade A Office
Space 41,000 sq ft**
Lanyon Place Belfast

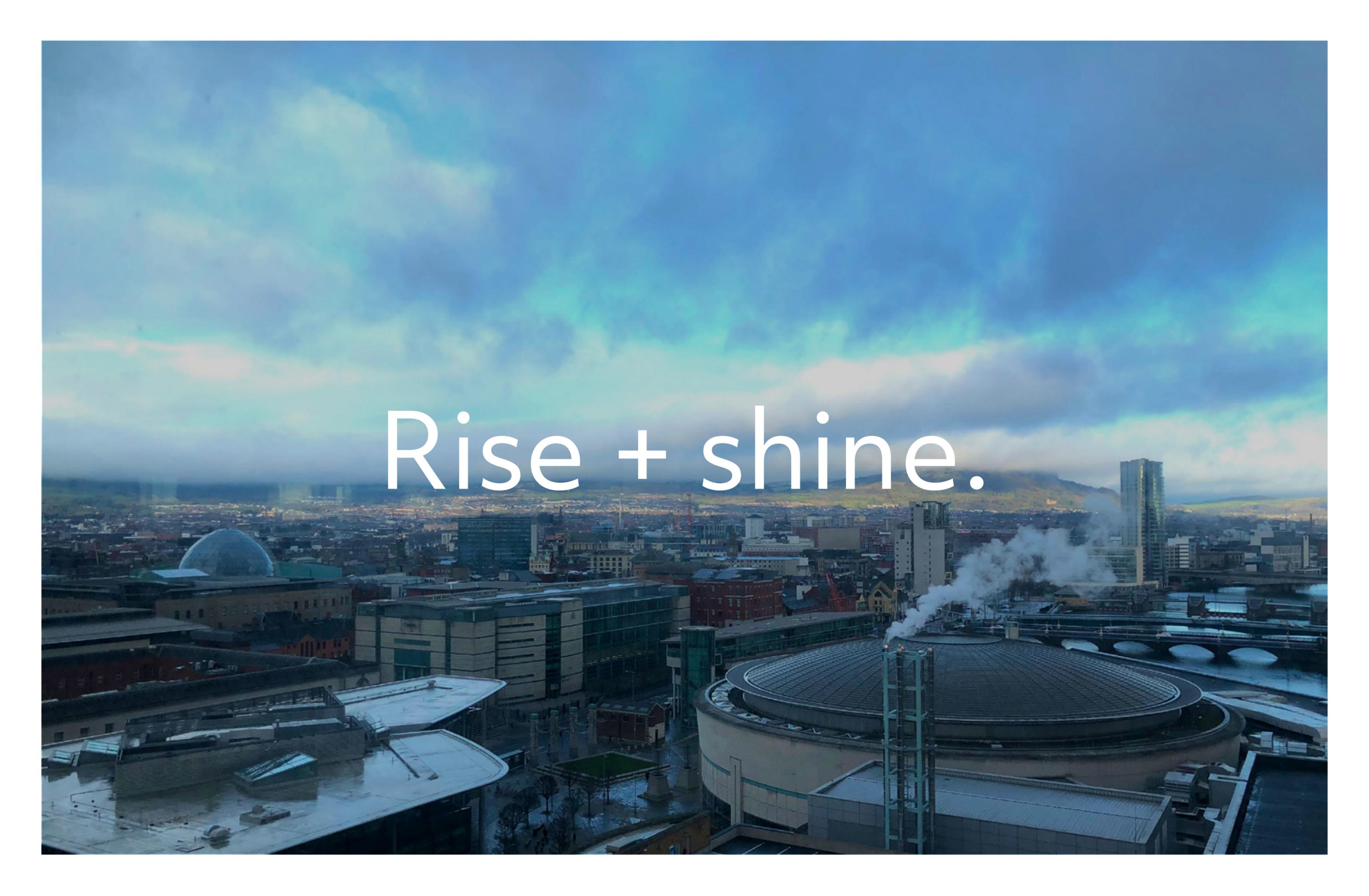


With a striking, fully glazed facade and a fully let west tower, Lanyon Plaza is already a new focus for business on Belfast's horizon.

The East Tower at Lanyon Plaza provides Grade A office accommodation boosted with space flexibility, exceptional natural lighting and stunning panoramic aspects across the city of Belfast.

EAST
TOWER

AT LANYON PLAZA

An aerial photograph of a city at dawn. The sky is filled with dramatic, colorful clouds in shades of blue, teal, and orange. In the foreground, a large, circular stadium with a dark, grid-patterned roof is prominent. To its left, a modern building with a glass facade is visible. In the background, a dense urban landscape stretches out, featuring a prominent dome-shaped building on the left and a tall, modern skyscraper on the right. The overall atmosphere is serene and hopeful, suggesting a new day beginning.

Rise + shine.





Designed by leading international architectural and integrated design practice Broadway Malyan, Lanyon Plaza significantly enhances the already rich urban fabric of Lanyon Place.

The East Tower represents an ideal opportunity as a corporate headquarters but will be equally adept as a multi-occupancy office block given the highly flexible floorplates which provide maximum versatility in space planning and therefore capable in facilitating a broad spectrum of needs.





Connecting today
with tomorrow.

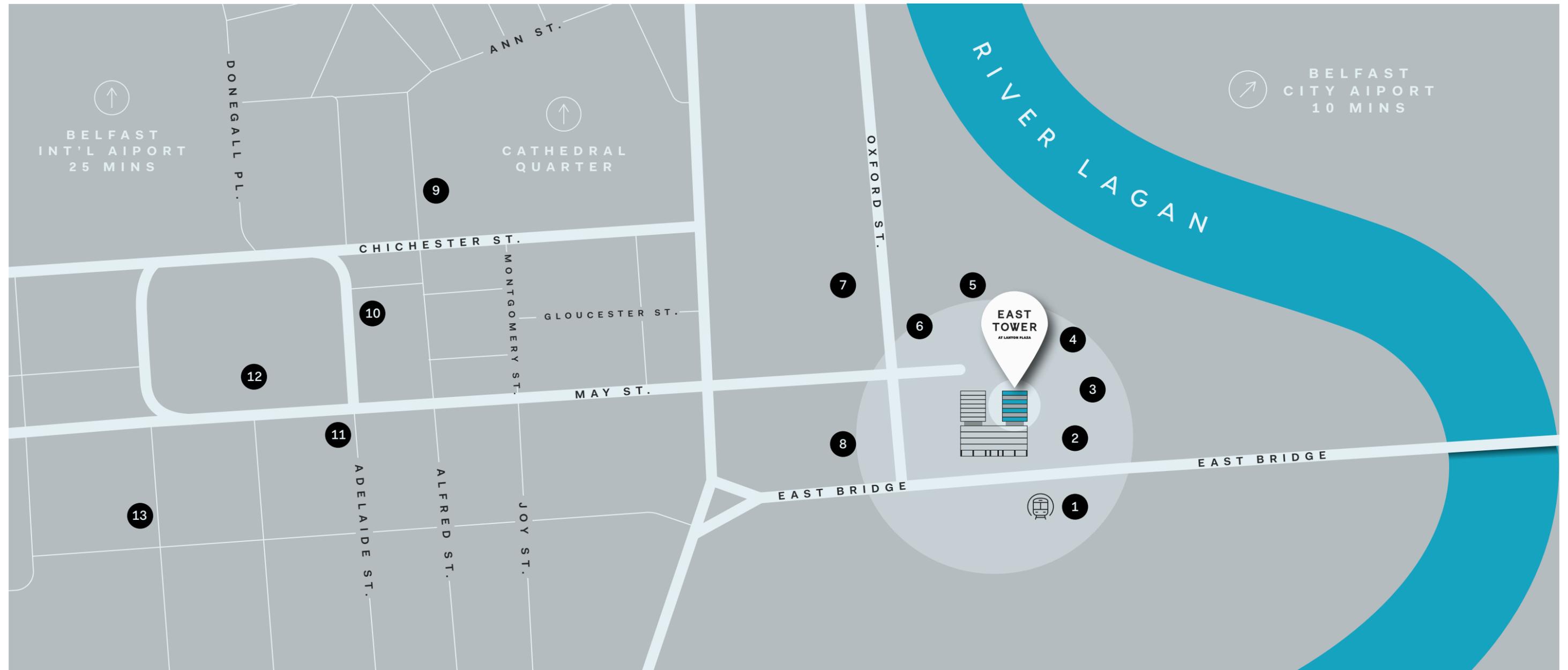
EAST
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AT LANYON PLAZA

Belfast city centre is 10 minutes from Belfast City Airport and 25 minutes from Belfast International Airport and benefits from regular scheduled flights to a wide range of European and US destinations.

The city benefits from a high degree of accessibility via the M1/M2/M3 motorway network which provides strategic links across the Island of Ireland.

Lanyon Place is widely recognized as the most prestigious office location within Belfast City Centre, given both its striking riverside location and adjacency to the Courts of Justice/Bar Library, City Centre retail core and City Hall.

- | | |
|---------------------------|----------------------|
| 1 Lanyon Place Stn | 7 Belfast Law Courts |
| 2 Car Park | 8 St Georges' Market |
| 3 BT Tower | 9 Victoria Square |
| 4 Hilton | 10 Ulster Bank |
| 5 Waterfront Hall | 11 Bank of Ireland |
| 6 KPMG and Pinsent Masons | 12 City Hall |
| | 13 Grand Central |



Lanyon Plaza
West Tower **Fully Let**
East Tower **To Let**



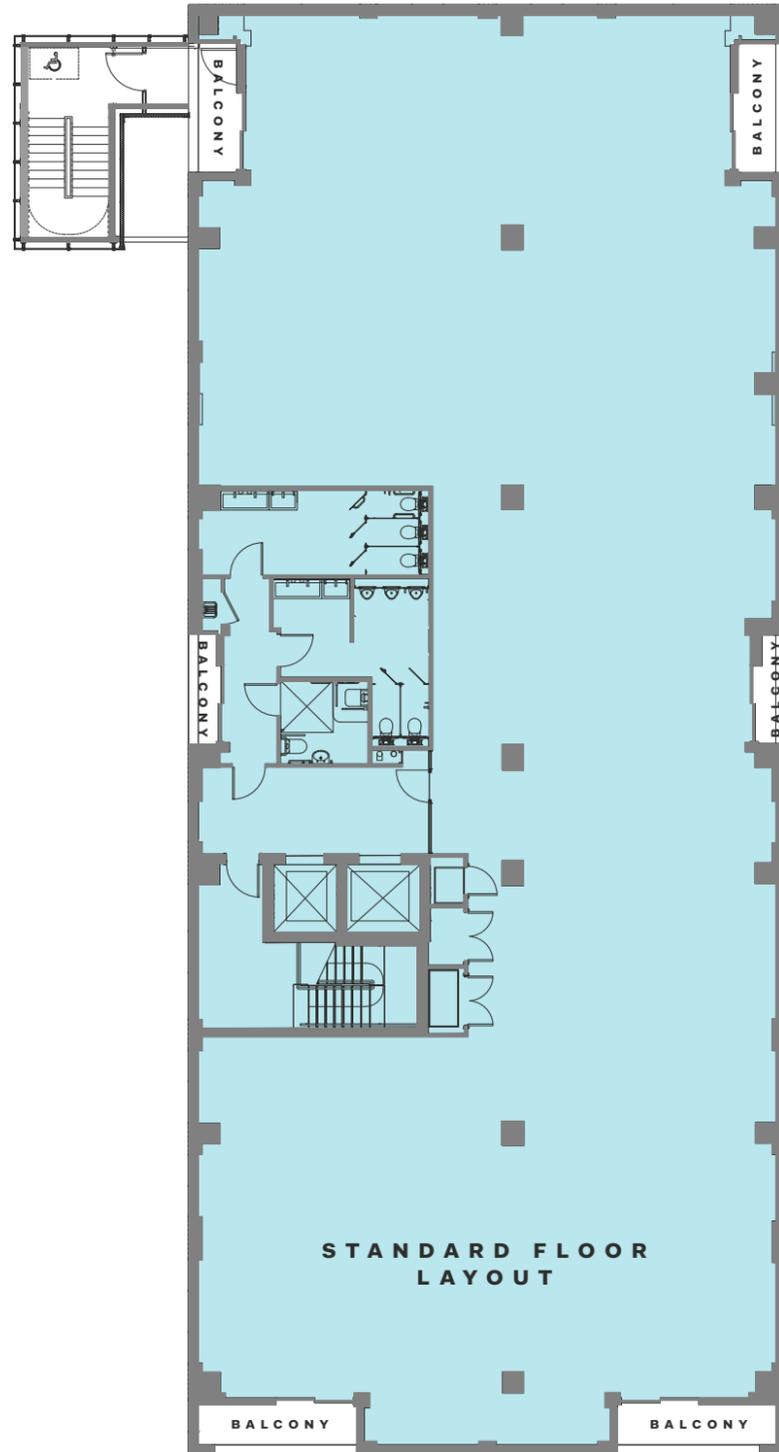
South
↓

Lanyon Plaza
East Tower Floor 5 +
Roof Terrace



South
↓

Lanyon Plaza
East Tower Standard
Floors 6 – 11



Schedule of Accomodation

		West Tower	East Tower
Eleventh	5,884 sq ft	Fully let	To let
Tenth	5,884 sq ft	Fully let	To let
Ninth	5,884 sq ft	Fully let	To let
Eighth	5,884 sq ft	Fully let	To let
Seventh	5,884 sq ft	Fully let	To let
Sixth	5,884 sq ft	Fully let	To let
Fifth	5,500 sq ft	Fully let	To let
		Fully let	

Specification

- Triple height feature reception area, with revolving automated entrance.
- 2 High Speed Passenger Lifts.
- Pass entry system at ground floor.
- Security Guard presence.
- Full access raised computer flooring.
- Air conditioning.
- Floor to ceiling glazing with stunning panoramic views across Belfast.
- Solar Control Glazing.
- Open plan floor plates.
- High specification LED lighting throughout.
- High quality finishes throughout core and WC areas.
- Unisex toilets at each floor, including shower facilities.
- Access to attractive South facing communal Garden area at 5th Floor.
- 150 Basement car parking spaces available.
- Fully DDA compliant.

EAST TOWER

AT LANYON PLAZA

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