



# 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



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.

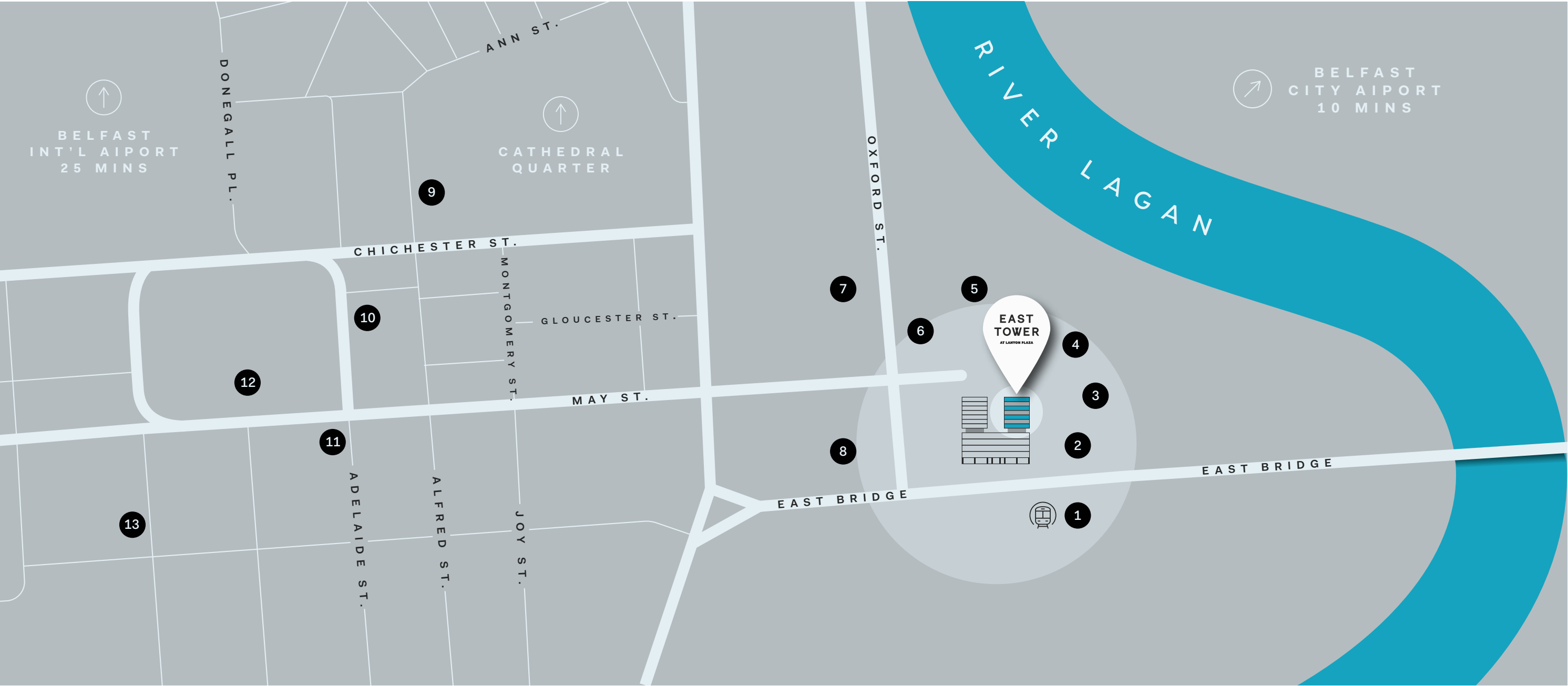
EAST  
TOWER  
AT LANYON PLAZA

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**

Lanyon Plaza  
East Tower Floor 5 +  
Roof Terrace





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	
		Fully let	
		Fully let	
		Fully let	

Specification

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



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