

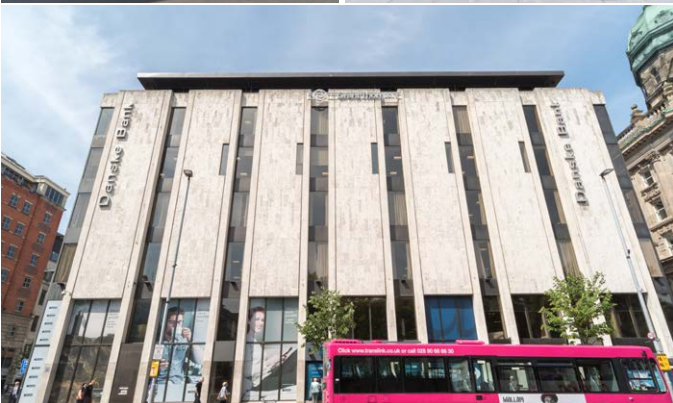
LANCASTER HOUSE

TO LET - PRIME GRADE A OFFICE DEVELOPMENT

46-52 Upper Queen Street Belfast BT1 6QD



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LOCATION

Lancaster House is located in Belfast City Centre, the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the United Kingdom and second largest on Island of Ireland, approx. 100 miles North of Dublin.

Belfast has an excellent array of road and transport networks including the M1 and M2 motorways, four railway stations and two airports providing ease of access to all major UK and European Cities.

Belfast is one of the youngest cities in Europe, with 43% of the population under 30 years of age. Approximately 5,000 students graduate annually with business related degrees from Northern Irelands two world class universities.

Belfast City Hall	1 minute walk
Europa Bus and Train Station	5 minute walk
Victoria Square	5 minute walk
Central Station	10 minute walk
SSE Arena	5 minute drive
George Best City Airport	10 minute drive
Belfast International Airport	30 minute drive

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SITUATION

Lancaster House is situated within the Heart of Belfast's office district approx. 100m from the City Hall. A very convenient location providing ease of access to business, shopping, food & drink and transport.

Occupies an extremely prominent corner location on Upper Queen Street and Wellington Street.

The office development sits directly adjacent to Merchant Square, PWC's new £70m office building which will provide for over 200,000 sq ft of Grade A office accommodation on nine floors, with space for more than 3,000 people.

Numerous multi-storey car parks located within the immediate vicinity, suitable for staff and visitors.

Within a 5 minute walk of The New Translink Hub, a £150 million investment which will increase passenger journeys from 8 to 14 million per year.

Office occupiers within the immediate vicinity include Danske Bank, DWF Solicitors, Carson McDowell, BNP Paribas, and Johnsons.

The area benefits from a wide range of amenities including hotels, bars, restaurants, gyms, coffee shops and convenience retail.

Food & Drink options include, Deanes, Made in Belfast, Greggs, Costa Coffee, Patisserie Valerie and Tim Hortons etc.

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SPECIFICATION

- Finish to Grade A standard
- Bright open plan office accommodation
- Ground floor retail unit suitable for a variety of uses, subject to any required planning consents
- High speed passenger lift
- Male, female and disabled W.C. facilities
- Shower facilities
- Cycle store
- 24/7 access

ACCOMMODATION

Approximate net internal areas are as follows:

Ground (Retail)	1,722 sq ft	(160 sq m)
First Floor	2,390 sq ft	(222 sq m)
Second Floor	2,390 sq ft	(222 sq m)
Third Floor	2,390 sq ft	(222 sq m)
Fourth Floor	2,390 sq ft	(222 sq m)
Fifth Floor	2,390 sq ft	(222 sq m)
Sixth Floor	1,840 sq ft	(171 sq m)
Total	15,512 sq ft	(1,441 sq m)

TERMS

On Application.

VAT

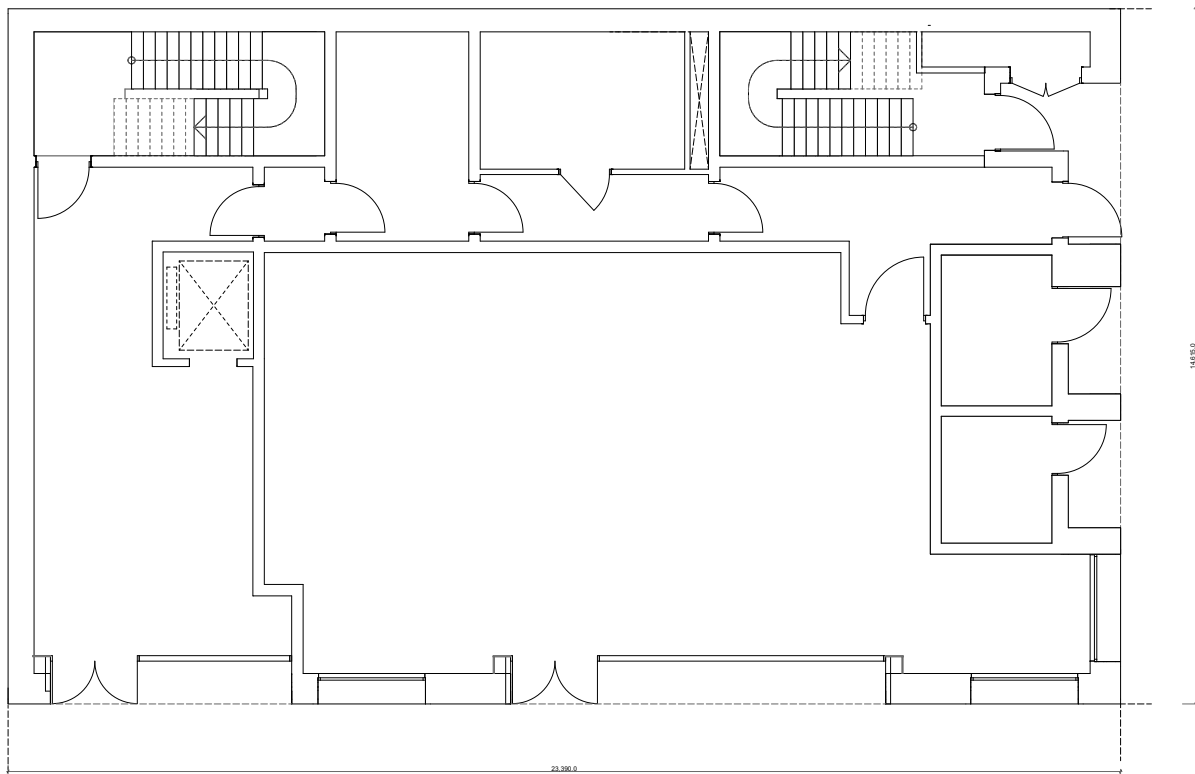
All prices are quoted exclusive of VAT, which may be payable.

EPC

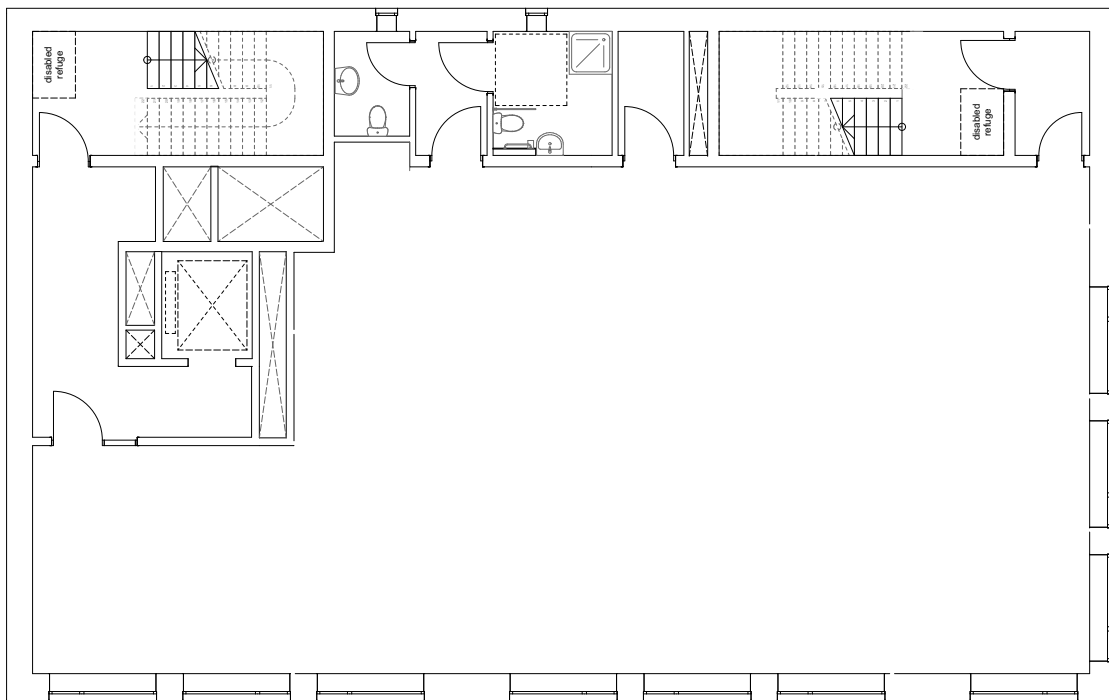
To be assessed.



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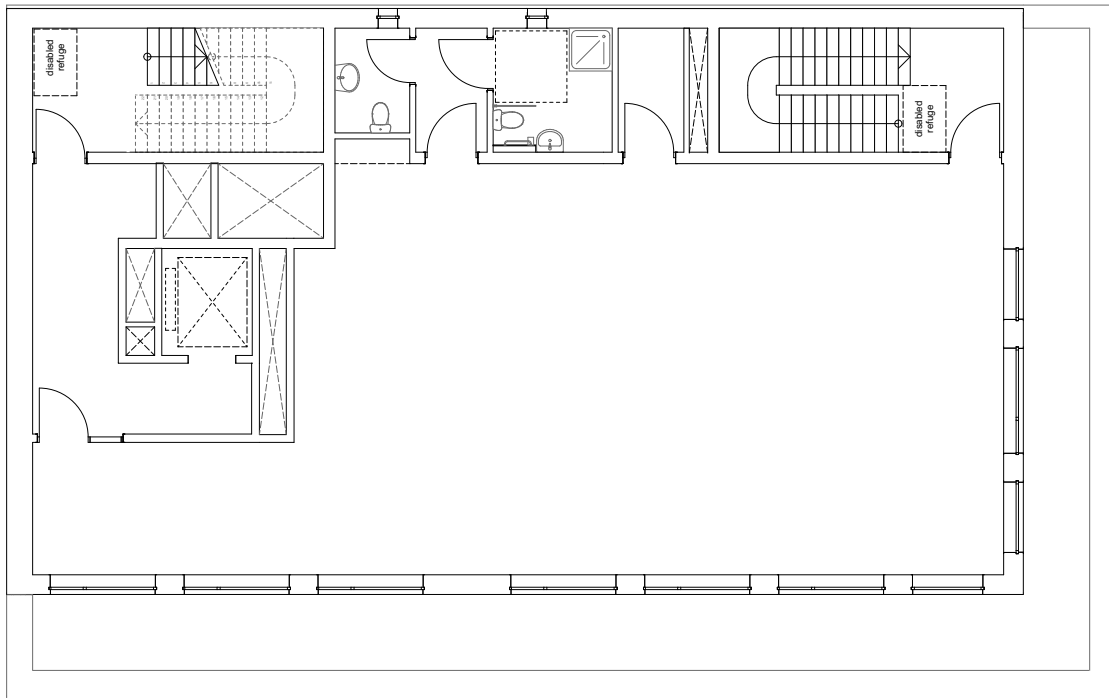


Ground Floor

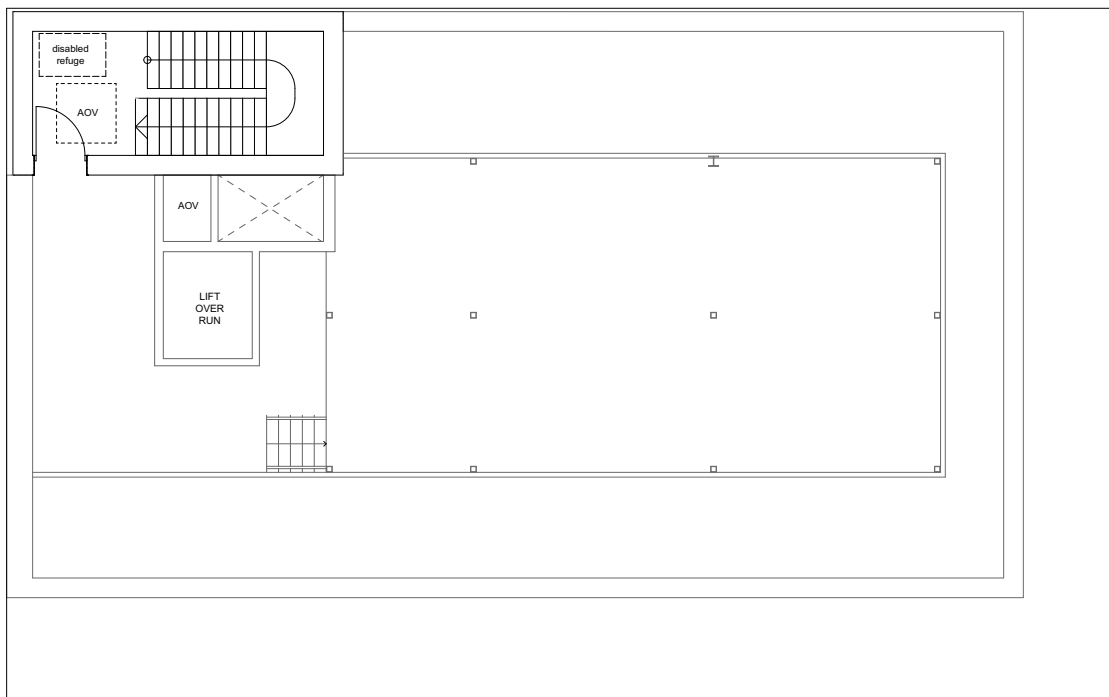


1st - 5th Floors

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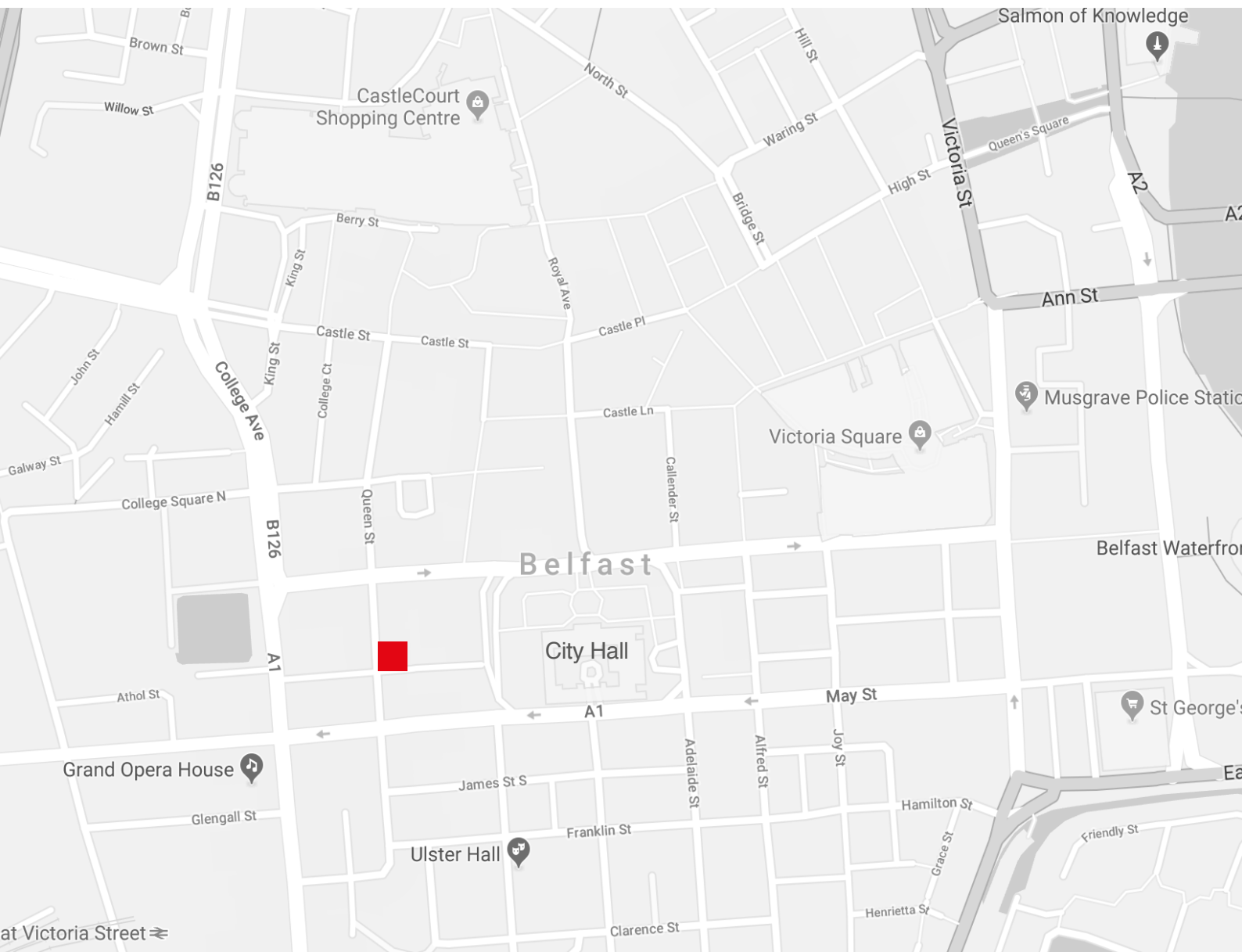


6th Floor



Roof Level

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FURTHER INFORMATION

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