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TO LET

# Lanyon View, 24 East Bridge Street, Belfast BT1 3PH

Grade A First Floor Office Accommodation extending to c. 362 sq m (3,900 sq ft)

**AVAILABLE ON SHORT TERM LETTING (6 -18 MONTHS) AT £12 PER SQ FT**

# LOCATION

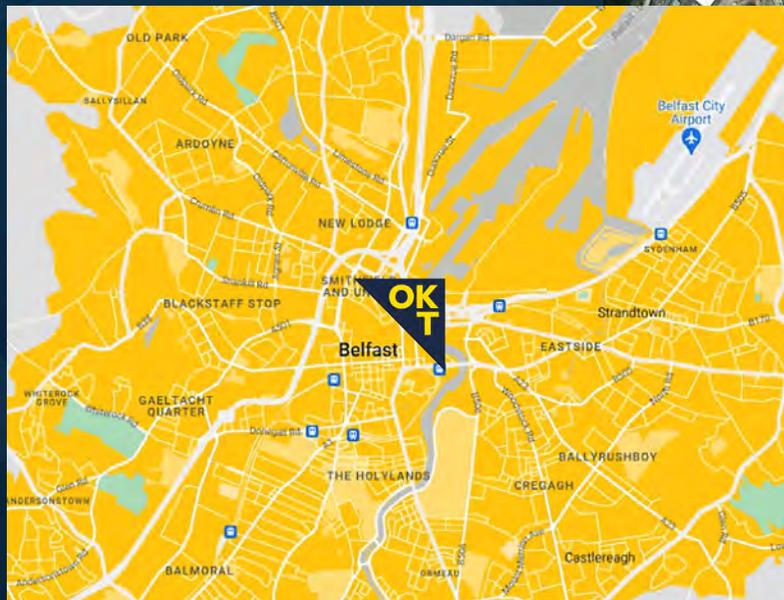
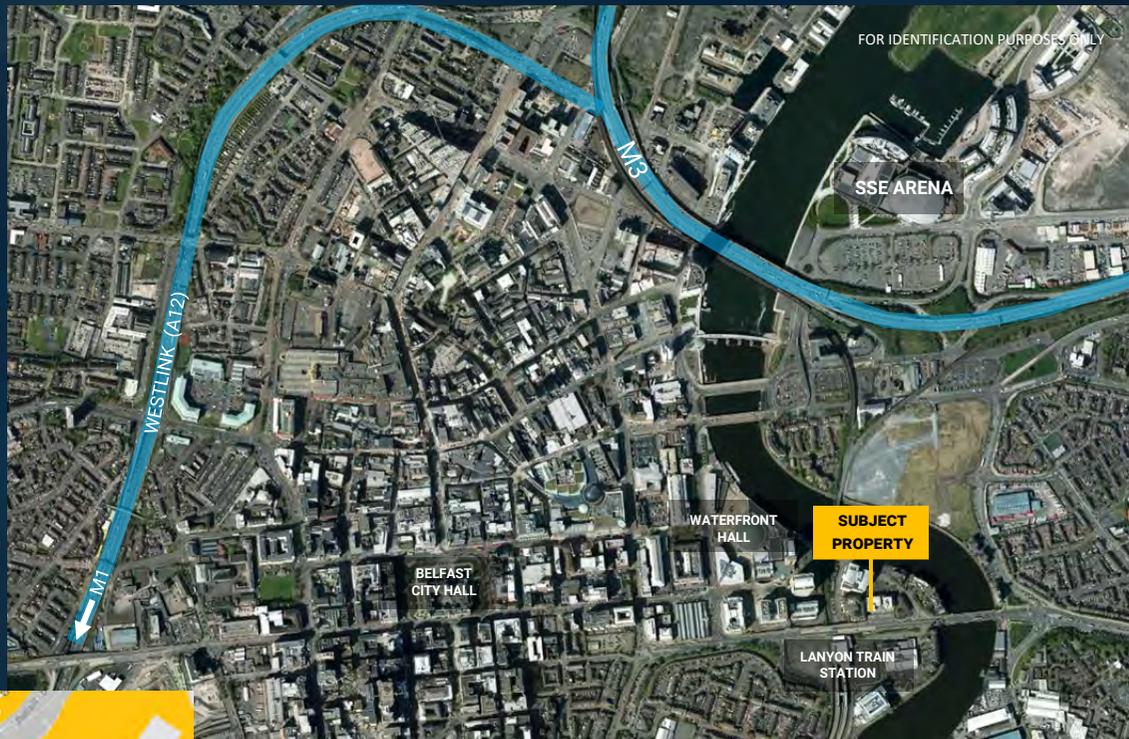
Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The office occupies a sought after location on Mays Meadow overlooking the River Lagan and East Bridge Street, the main arterial route leading east of the city centre.

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 at the property's doorstep.

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

Lanyon View is within walking distance of key amenities for both day and night activities including Victoria Square, St Georges Market, Lanyon Place Station, Law Courts Complex and a range of coffee shops and restaurants.



## WHY BELFAST?

- NI has a highly educated and skilled work force with 55% of the population under the age of 40.
- Significantly lower operational costs than other comparable UK cities.
- Belfast now has 2 world class universities (Queens University and Ulster University) with over 15,000 students graduation from business related degrees each year.
- Belfast is Europe's leading FDI destination and one of the FT FDI intelligence's Top 10 Digital Economies of the future.



**C. 10 MINS WALK  
TO BELFAST CITY  
CENTRE**



**C. 1 MILE  
TO  
M2 MOTORWAY**



**C. 10 MINS DRIVE  
TO GEORGE BEST  
BELFAST CITY  
AIRPORT**



**C. 1 MIN WALK  
LANYON TRAIN  
STATION**

# DESCRIPTION

Lanyon Place is finished to an excellent condition following recent internal and external renovation works. The buildings design is occupier led and is accessed via an impressive ground floor entrance foyer off East Bridge Street.

The first-floor office comprises 3,900 sq. ft of prime grade A office space with an efficient, column free floorplate.

Access to the first floor is provided via a passenger lift and W/Cs and shower facilities are available at each level.

Accommodation is laid out to include CAT A fitted out open plan offices, meeting rooms, private offices and kitchen facilities.

Specifications Include:



Grade A office accommodation



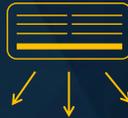
Raised access flooring



Carpeted floor coverings



Fibre Optic Connection



Air Handling / Conditioning



Passenger lift access



Cycle racks



Fitted kitchen



Shower & changing facilities



## DESCRIPTION

First Floor Open Plan Offices

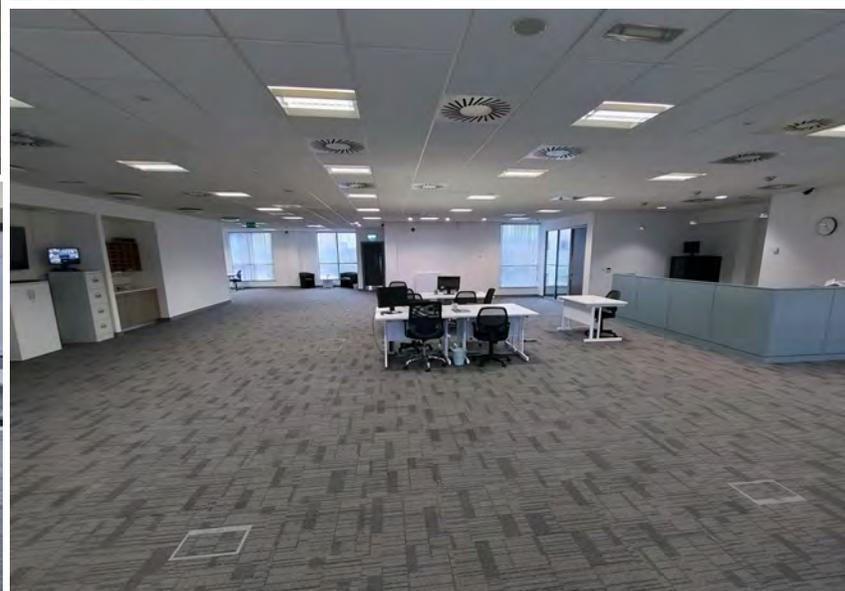
## AREA (SQ M)

c. 362 sq m

## AREA (SQ FT)

3,900 sq ft

**Customer Due Diligence:** As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



LANYON PLACE CAR PARK

WATERFRONT PLAZA

SANTANDER

LESLEY EXCHANGE

**SUBJECT  
PROPERTY**

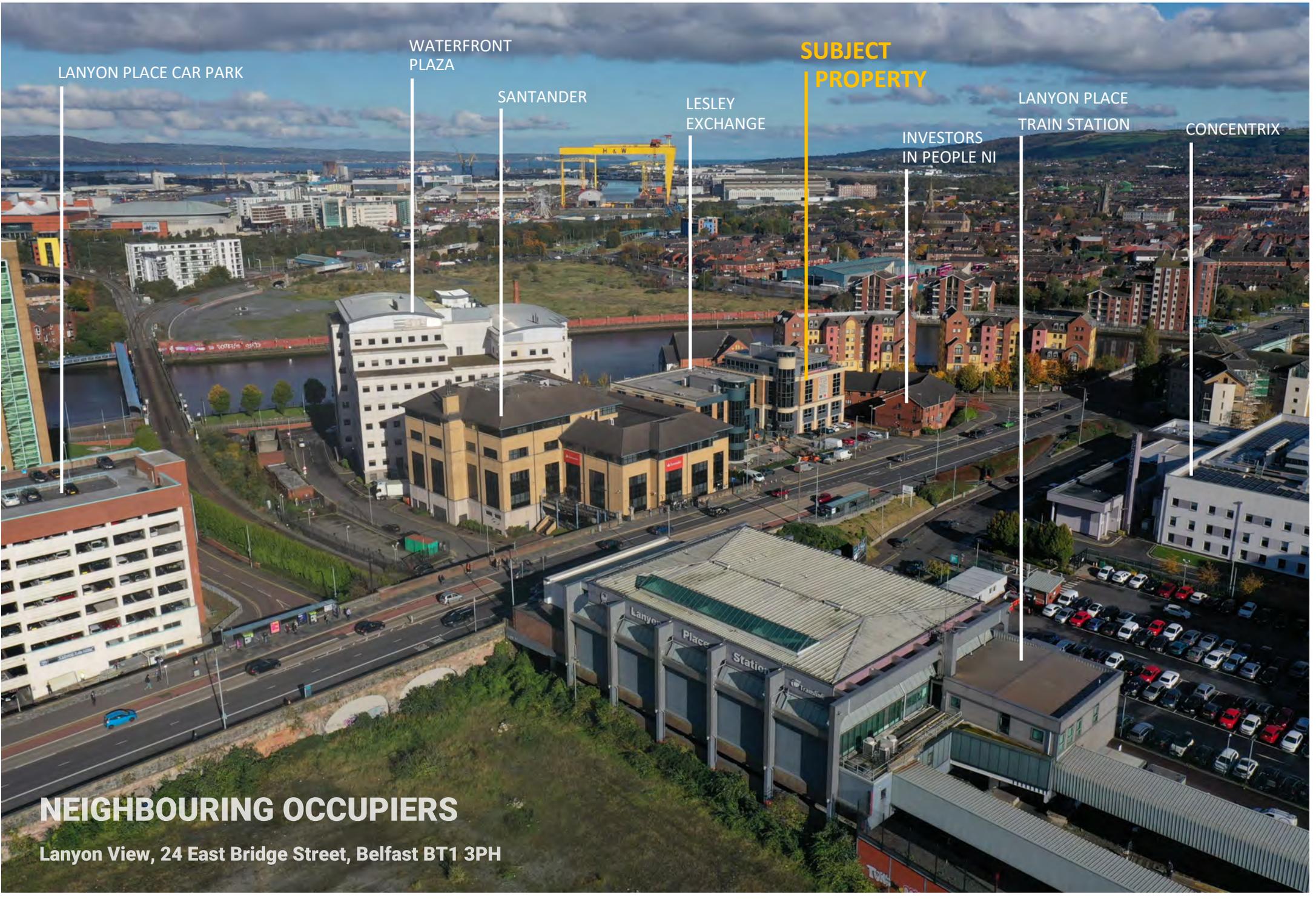
INVESTORS  
IN PEOPLE NI

LANYON PLACE  
TRAIN STATION

CONCENTRIX

## NEIGHBOURING OCCUPIERS

Lanyon View, 24 East Bridge Street, Belfast BT1 3PH



# LEASE DETAILS (SHORT TERM LETTING)

RENT: £12 per sq ft  
 TERM: Available for 6–18 months  
 REPAIRS / INSURANCE: Effective FRI lease by way of service charge liability  
 SERVICE CHARGE: On application  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

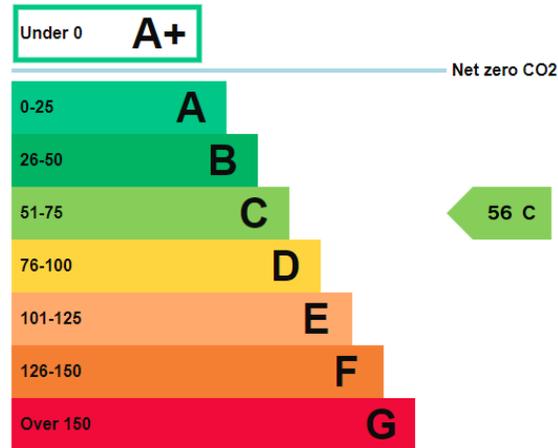
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £59,500

Estimated rates payable in accordance with LPS  
 Website: £34,047

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

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**ROSS PATTERSON**

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## O'CONNOR KENNEDY TURTLE

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