



OKT
O'CONNOR KENNEDY TURTLE

TO LET

8th Floor, West Tower
Lanyon Plaza
Lanyon Place
Belfast
BT1 3LP



LOCATION

The Belfast Metropolitan area has a population of over 670,000 and the City is the driver of the Northern Ireland Economy.

Northern Ireland is one of Europe's youngest and fastest growing economies with over 50% of the population under 40 and a renowned education system which provides well educated graduates for the growing financial services and technology markets.

This combined with lower occupation and employment costs than Great Britain and Dublin, have led to the boom in financial technology jobs in Belfast in recent years (it is rated in the top 3 Fintech locations of the future after London and Singapore - Source FT FDI Markets 2019) and over 16,000 people are employed in professional and legal services in NI.

Click the image below for an aerial view of Lanyon Place and its occupants



1. West Tower Lanyon Plaza
2. BT Tower
3. Lanyon Place Station
4. St George's Market

5. Hilton
6. Waterfront Hall
7. KPMG/ Pinsent Masons
8. Victoria Square Shopping Centre



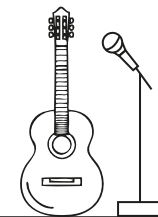
5 Mins walk from Victoria Square Shopping Centre and the retailing hub of Belfast City Centre



Many cafes / coffee shops in close proximity including Cafe Nero and Subway



Belfast Bike Docks situated close by at Cromac Street, Waterfront and Mays Meadows (Lanyon Place)



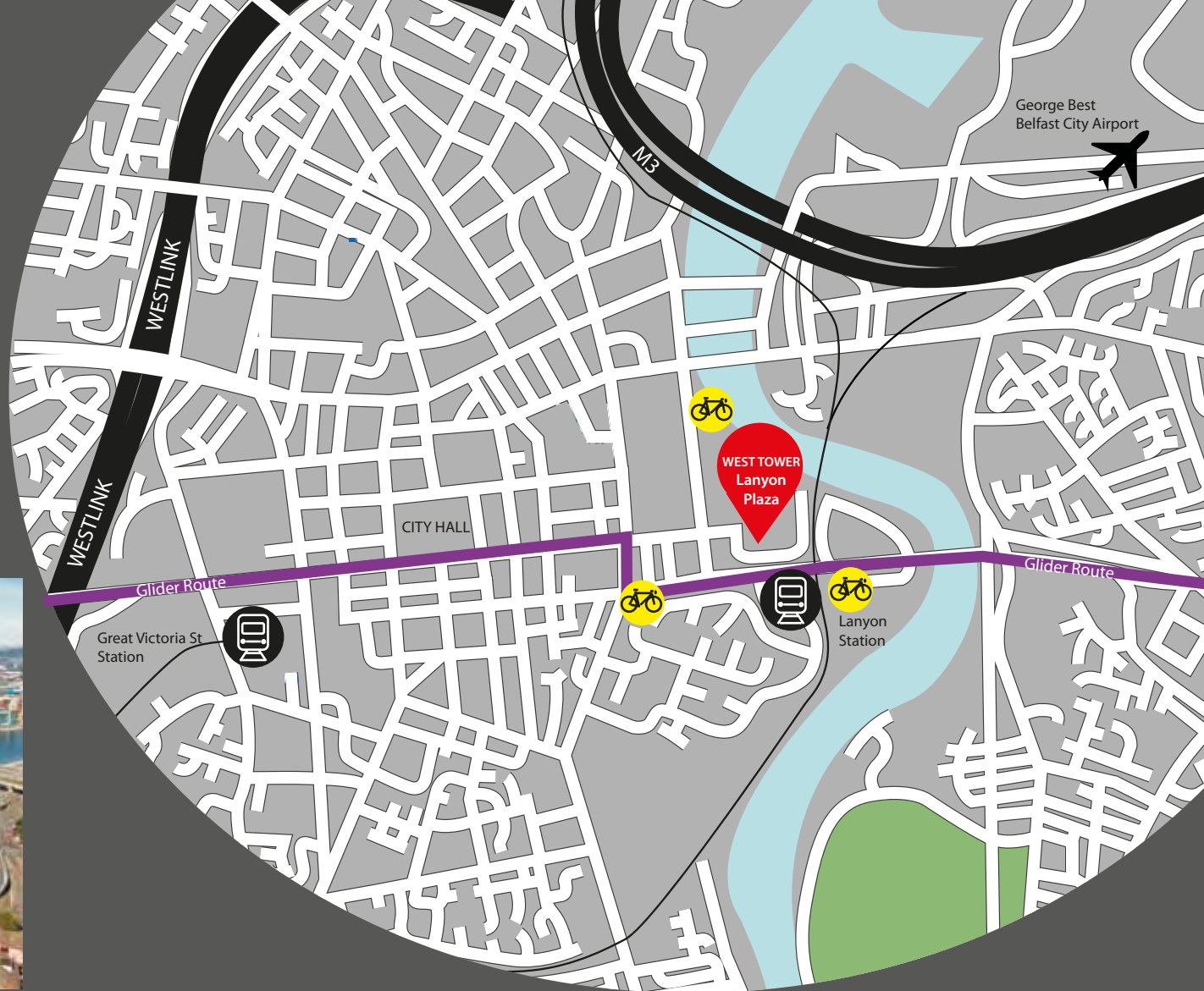
Close to the Waterfront Hall and SSE Arena - Belfast's premier live entertainment venues

CONNECTIVITY

Superb access to public transport, with Lanyon Place Rail Station situated across the road and the new Weavers Cross Transport Hub, to be developed on the site of the existing Europa Bus Centre and Great Victoria Street train station, only a 10 min walk.

Only a 5 mins walk from the city centre with its multitude of retail, leisure, entertainment and cultural activities.

Nearby M1 / M2 / M3 motorways provide unrivalled access to all parts of the province, Belfast City and International airports (c. 15 mins / 20 mins by car) and Belfast Harbour.



c. 10 Mins Drive from George Best Belfast City Airport and c. 30 Mins Drive from Belfast International



c. 2 Mins Walk to Lanyon Place Station and c. 10 mins walk to Great Victoria Street Station



Situated on the Glider Route with many of the Metro services a few minutes walk away



Easily accessed via the M1, M2, M3, with an abundance of public car parking in close proximity

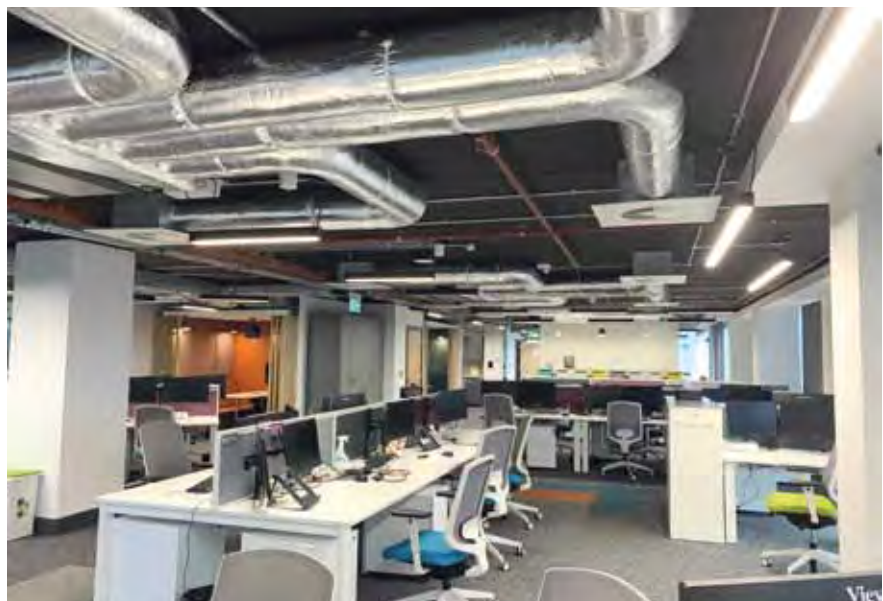


SPECIFICATION

- | Triple height feature reception area with revolving automated entrance
- | Security Guard from 7am to 7pm
- | Pass entry system at ground floor level
- | 2 high speed passenger lifts (1 No. 13 persons / 1 No. 8 persons)
- | Full access raised computer flooring
- | Zoned air conditioning
- | Floor to ceiling glazing with panoramic views across Belfast
- | High Spec LED lighting throughout
- | Unisex toilets at each floor (including shower facilities)
- | Access to south facing communal garden area at 5th floor
- | Solar control glazing
- | Fully DDA compliant
- | 150 basement car parking spaces available at additional cost
- | Access to existing 1 Gbps (Open Wave & Virgin) fibre lines by arrangement
- | Fully fitted accommodation comprising open plan office, break-out areas, meeting rooms and kitchen. All existing office furniture can be rentalised if of interest - further details on request.

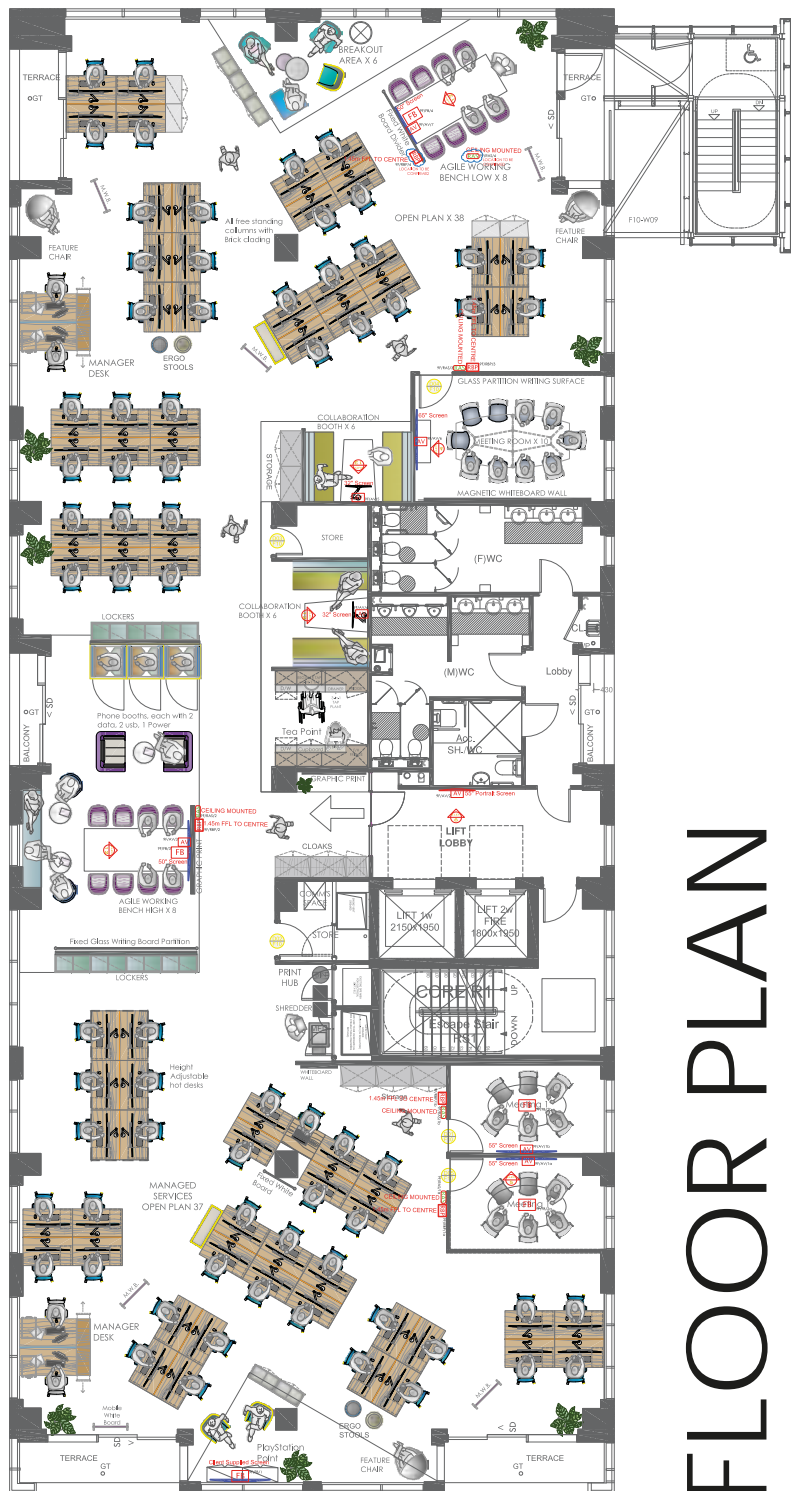
Total Area: c. 5,705 sq ft (530 sq m)

West Tower Lanyon Plaza



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[CLICK HERE FOR A 3D TOUR OF THE ACCOMMODATION](#)

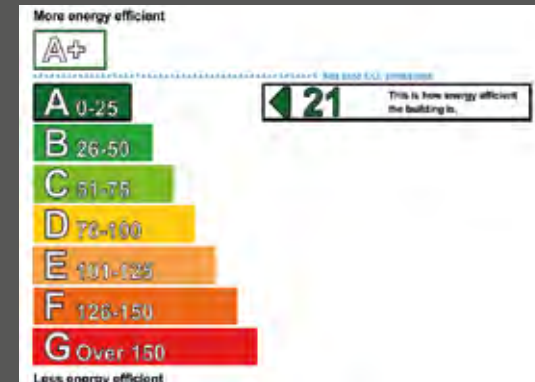


FLOOR PLAN

LEASE DETAILS

- Term:** Negotiable - sub lease of up to 14 years available
- Rental:** £102,690 p.a. (£18.00 per sq ft) plus VAT, rising to c. £119,000 from 1/10/24.
- Repairs / Insurance:** Effective FRI lease by way of service charge liability
- Service Charge:** Payable in respect of landlord's costs in repairing and maintaining the exterior of the property and all communal areas (Currently c. £4.60 per sq ft)
- VAT:** VAT is payable in relation to rent and service charge costs
- NAV:** To be separately assessed. Estimated to be c. £92,758 per annum (£16.26 per sq ft) - current rate in the pound for 2020/2021 is £0.53816

EPC DETAILS



FURTHER INFORMATION



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