Soloist

Finely tailored work-ready offices with bespoke furnishings 6,681-13,532 sq ft to let

LANYON PLACE, BELFAST

www.thesoloist.co.uk

AN AMAZING OPPORTUNITY

Finely-tailored accommodation within an unrivalled city centre office building

1ST CHOICE FOR FULLY-FITTED WORK-READY SPACE





- Stunning fully-fitted new interior
- No tenant capital expenditure
- No reinstatement provision
- Quick legal process



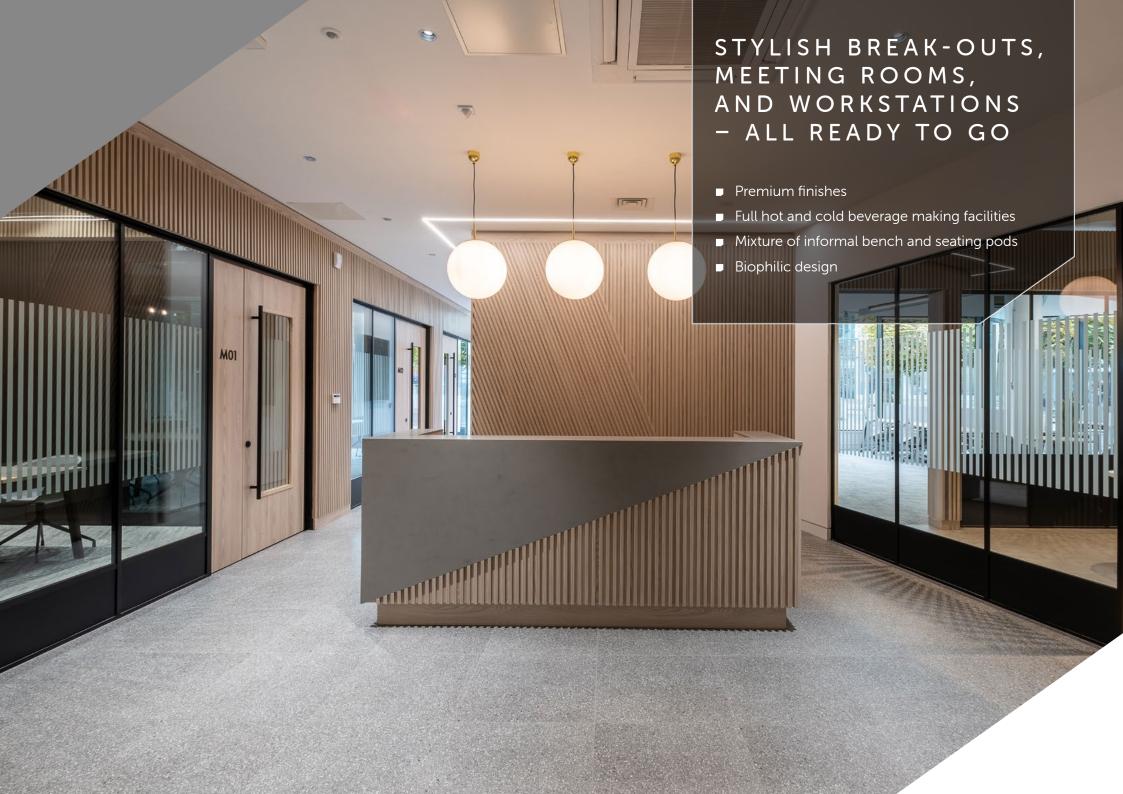






SENSATIONAL ENVIRONMENT

- Two suites of up to 13,532 sq ft currently configured to provide 162 work stations in total plus bespoke informal meeting pods, premium breakout space and collaboration areas
- 6 dedicated meeting rooms and two large break out areas
- All new M&E with feature lighting, underfloor power/data and floor boxes
- New toilets and showers
- Superb floor to ceiling height of over 3.1m
- Floor to Ceiling glass
- KPMG, Pinsent Masons and Caffe Nero occupy the remainder of the building
- Ready for occupation







Belfast

- Unrivalled infrastructure
- Excellent telecommunication technology
- One of the best educated workforces in Europe
- Labour costs significantly lower than elsewhere in UK
- Occupation costs below peer cities in UK and Ireland

Lanyon Place

- Prime central corporate business district
- Flagship development within the recently completed Government co-ordinated regeneration area
- One of the most prestigious office locations within Belfast City Centre
- Striking riverside location with unrivalled views
- Close proximity to all key transport, retail, residential & cafe culture amenities

City Centre Location

- 10 mins drive time from Belfast City Airport
- 25 mins drive time from Belfast International Airport
- Highly accessible via the M1/M2/M3 motorway network
- 5 mins walk to Belfast Central Station (with direct access to Dublin)
- Parking for 964 cars within Lanyon Place
- 5 mins walk to Belfast City Centre Donegall Square

1.8 MILLION

POPULATION ONE OF THE YOUNGEST AND FASTEST GROWING IN EUROPE

2

WORLD CLASS UNIVERSITIES

NO.1

THE WORLD'S TOP DESTINATION FOR FINANCIAL TECHNOLOGY INVESTMENT PROJECTS

53%

OF THE POPULATION IS UNDER THE AGE OF 40

7 MILLION

THE REGIONS THREE AIRPORTS
DEAL WITH ALMOST 7 MILLION
PASSENEGERS PER YEAR

4K

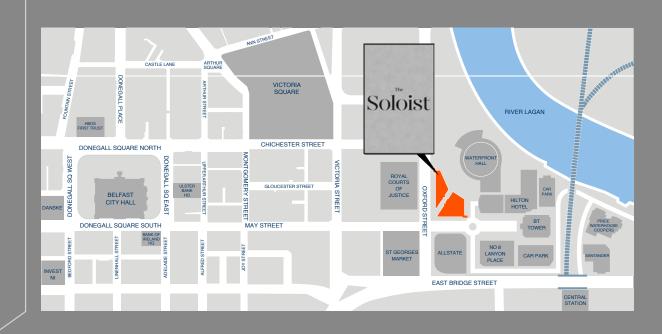
BUSINESS GRADUATES EACH YEAR

TOP 3

TOP3 FINTECH LOCATIONS OF THE FUTURE, AFTER LONDON AND SINGAPORE

160

FERRY AND FREIGHT SAILINGS
PER WEEK TO GREAT BRITAIN AND
EUROPE







RENT

Rent upon application.

LEASE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

CONTACT

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DISCLAIMER The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King & Megran Limited/TDK or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited: Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. TDK Commercial Property Consultants: Registered Office: St Victoria Street, Belfast, BT1 4PB. Any maps / plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office CrownCopyright Reserved Licence No. CS 369. Any plans are for convenience only. Their accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd., Old Hatfield. April 2022