



Osborne King

AVAILABLE ON A FLOOR BY FLOOR BASIS

FULLY FURNISHED FLEXIBLE OFFICE SPACE
FROM c. 3,100 - 9,900 SQ FT



1ST, 2ND & 3RD FLOOR, LAGANVIEW HOUSE, ANN STREET, BELFAST, BT1 4QN
FULLY FURNISHED FLEXIBLE OFFICE SPACE

PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

GALLERY

CONTACT

TO LET

www.osborneking.com



028 9027 0000

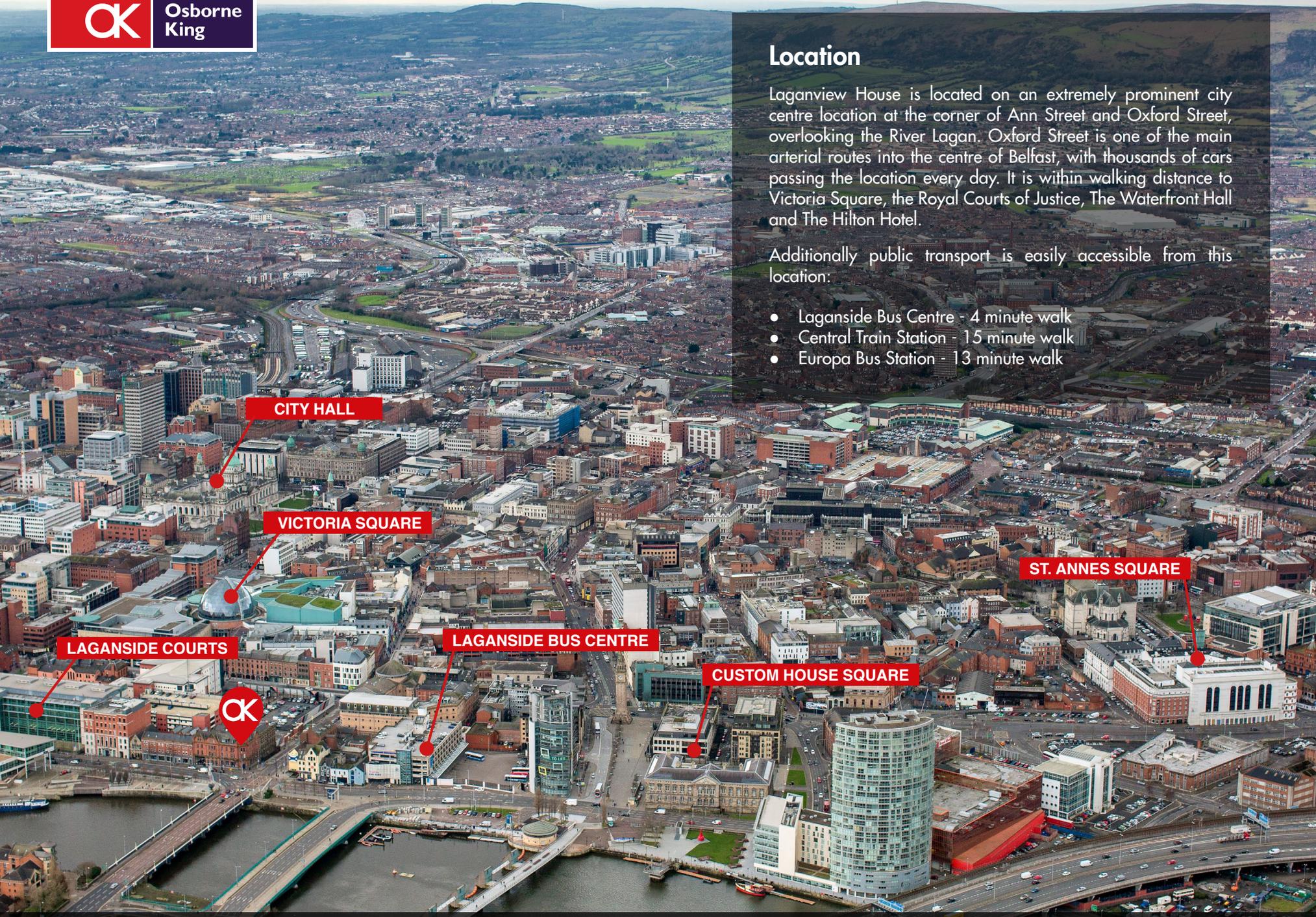
NEXT



Osborne King

FULLY FURNISHED FLEXIBLE OFFICE SPACE
FROM c. 3,100 - 9,900 SQ FT

TO LET



Location

Laganview House is located on an extremely prominent city centre location at the corner of Ann Street and Oxford Street, overlooking the River Lagan. Oxford Street is one of the main arterial routes into the centre of Belfast, with thousands of cars passing the location every day. It is within walking distance to Victoria Square, the Royal Courts of Justice, The Waterfront Hall and The Hilton Hotel.

Additionally public transport is easily accessible from this location:

- Lagside Bus Centre - 4 minute walk
- Central Train Station - 15 minute walk
- Europa Bus Station - 13 minute walk

PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

GALLERY

CONTACT

TO LET

FULLY FURNISHED FLEXIBLE OFFICE SPACE
FROM c. 3,100 - 9,900 SQ FT



Description

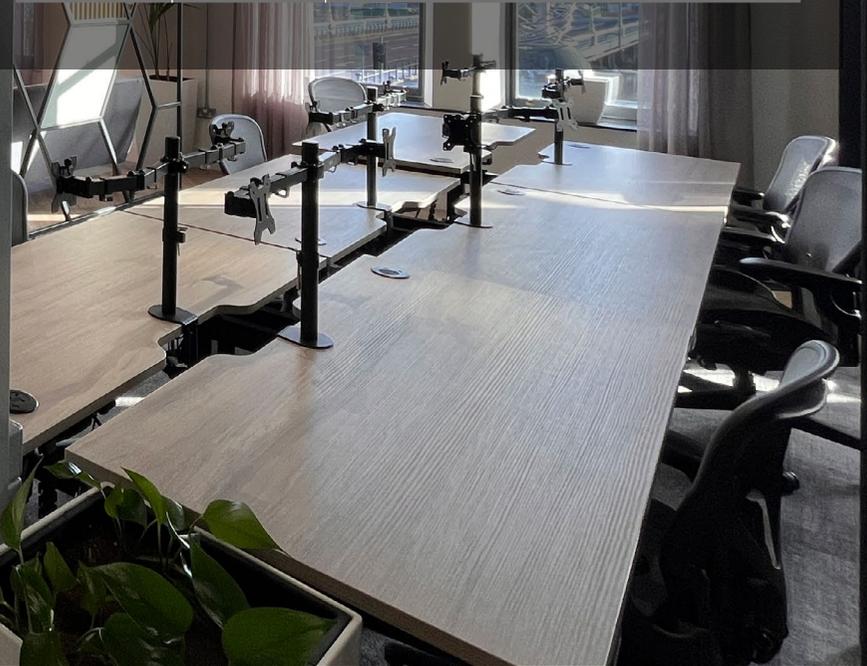
Laganview House provides the rare opportunity to acquire fully fitted loft style office space finished to a superb standard. A dedicated ground floor lobby provides access to the upper floors with lift access.

We will consider letting as a whole or on a floor by floor basis.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition:

Floor	Area	Description
1st Floor	3,100	c. 41 Desks, Kitchen/tea point various meeting spaces
2nd Floor	3,400	c. 41 desks, various meeting spaces
3rd Floor	3,400	Large open plan kitchen and meet up space, separate room with 12 desks
Total	9,900	



PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

GALLERY

CONTACT



Osborne
King

FULLY FURNISHED FLEXIBLE OFFICE SPACE
FROM c. 3,100 - 9,900 SQ FT

TO LET

Proposed Terms

Rent: £22.50 per sq ft
Service Charge: If the building becomes multi tenanted a service charge will be put in place for shared services, cleaning, maintenance etc.
Term: Negotiable

Rates

We have been advised by the Land and Property Services of the following rating information:

Rate in the £ for 2023/24: £0.572221
Estimated rates payable: £8.00 per sq ft.

Note the floors will be reassessed if let on a floor by floor basis.

VAT

All prices quoted are exclusive of but may be liable to VAT.

Anti-Money Laundering

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

PROPERTY

LOCATION

DESCRIPTION

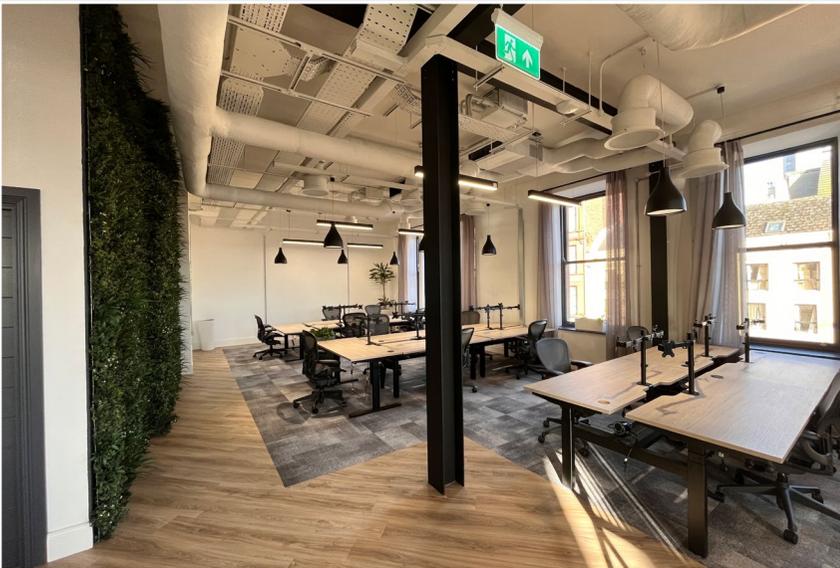
LEASE DETAILS

GALLERY

CONTACT

TO LET

FULLY FURNISHED FLEXIBLE OFFICE SPACE
c. 3,100 SQ FT (40 DESKS)



PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

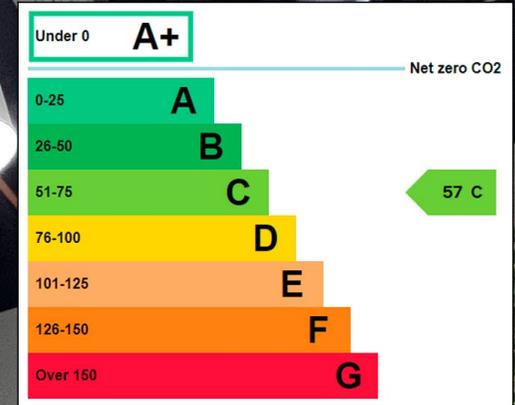
GALLERY

CONTACT



Osborne King

EPC



PROPERTY

LOCATION

DESCRIPTION

LEASE DETAILS

GALLERY

CONTACT

FULLY FURNISHED FLEXIBLE OFFICE SPACE
FROM c. 3,100 - 9,900 SQ FT

TO LET

RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉️ richard.mccaig@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉️ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

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 five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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 and Megran Limited 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: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.

www.osborneking.com



028 9027 0000

PREVIOUS