

TO LET



Part of the
Savills Group



The Soloist, Lanyon Place, Belfast, BT1 3LP

Work-ready, fully fitted and furnished office suites

DESCRIPTION

The Soloist is a best in class office building in an unrivalled city centre location. The building is home to KPMG, Pinsent Masons and WSP.

All suites are fully fitted and furnished to an exceptionally high standard. Due to the building's award winning design the space has excellent natural light and impressive floor to ceiling height. The available suites are as follows:

Description	Sq Ft	Workstations
Ground Floor Suite A	6,681	84
Third Floor Suite A	5,192	60
Third Floor Suite B	5,691	58

Each suite benefits from its own dedicated meeting rooms, fully fitted break out spaces and a range of collaborative workspace. The meeting space has been designed to be flexible, with bi-folding doors allowing it to be configured to each occupiers requirements. The building has excellent energy performance credentials with an A EPC rating.



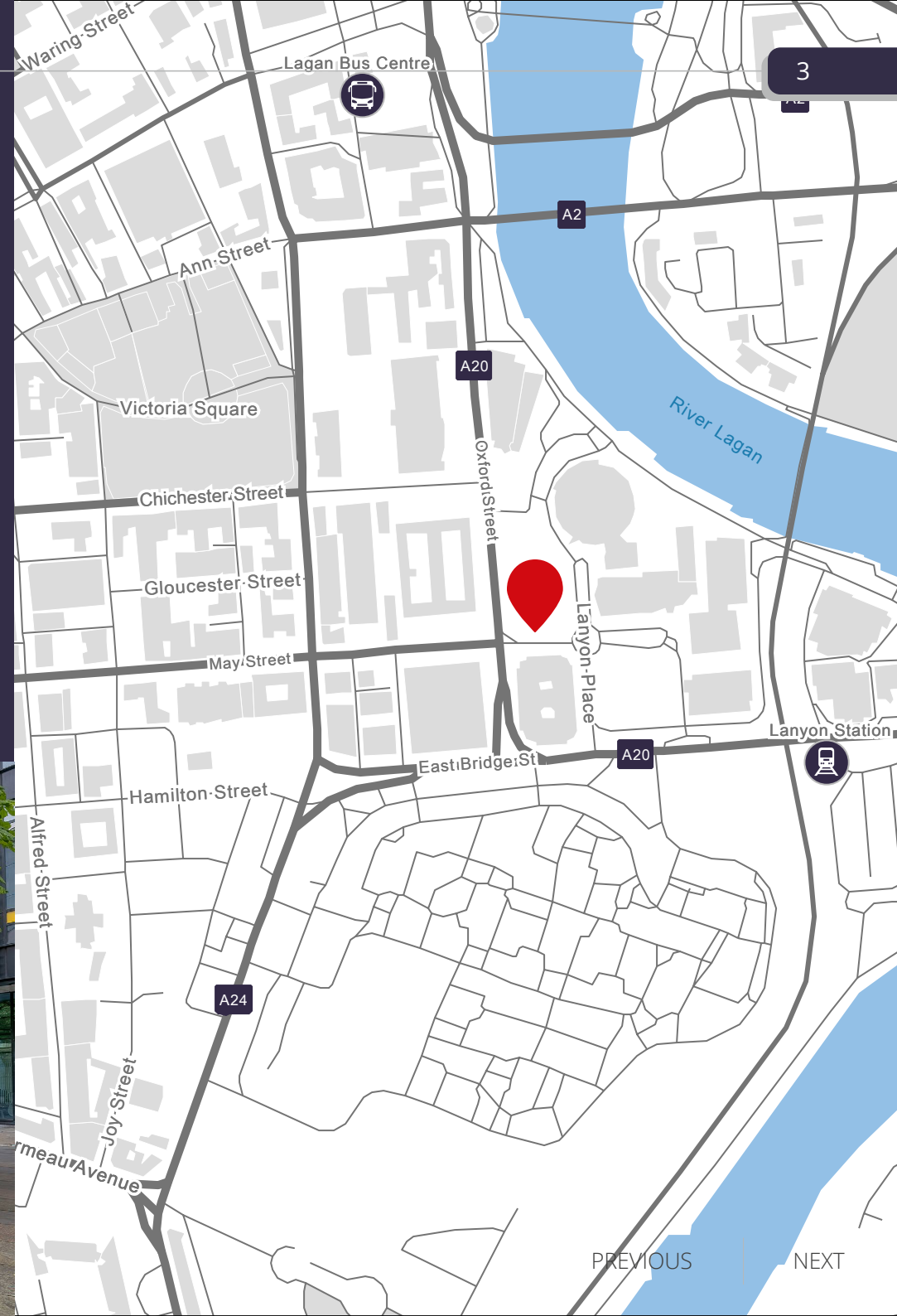
SITUATION

The subject property occupies a highly prominent location at Lanyon Place adjacent to the Waterfront Hall and Conference Centre and opposite the Royal Courts of Justice.

Lanyon Place development is a key office market with occupiers such as: Nueda, Land & Property Services, Brewin Dolphin, BT and Hilton Hotel.

The Soloist is located opposite the famous St Georges Market and a few minutes walk to Lanyon Station, Victoria Shopping Centre and Belfast City Hall.

The building was constructed as part of the Laganside Development which has been responsible for generating in excess of £800 million of investment since its inception.



GROUND FLOOR

BLOCK A - 84 Workstations

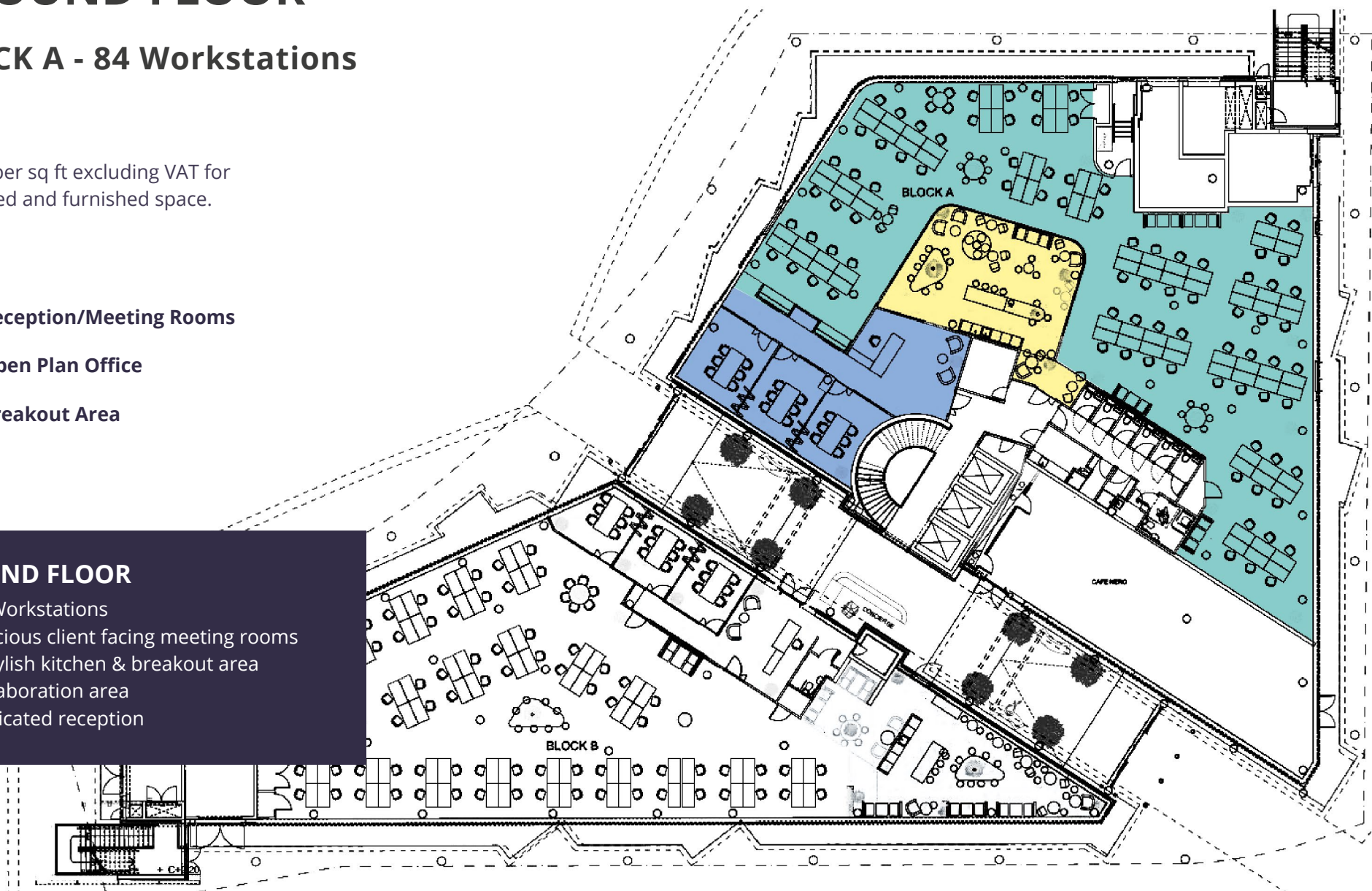
Rent

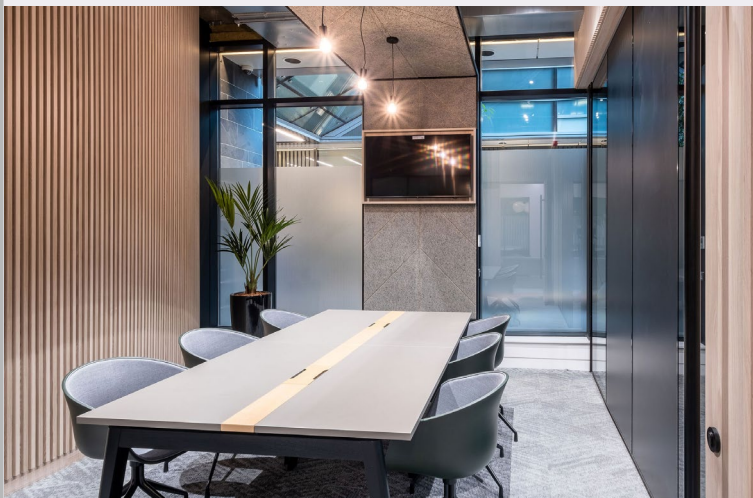
£32.50 per sq ft excluding VAT for fully fitted and furnished space.

- Reception/Meeting Rooms
- Open Plan Office
- Breakout Area

GROUND FLOOR

- 84 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception





THIRD FLOOR

SUITE A - 60 Workstations

SUITE B - 58 Workstations

Rent

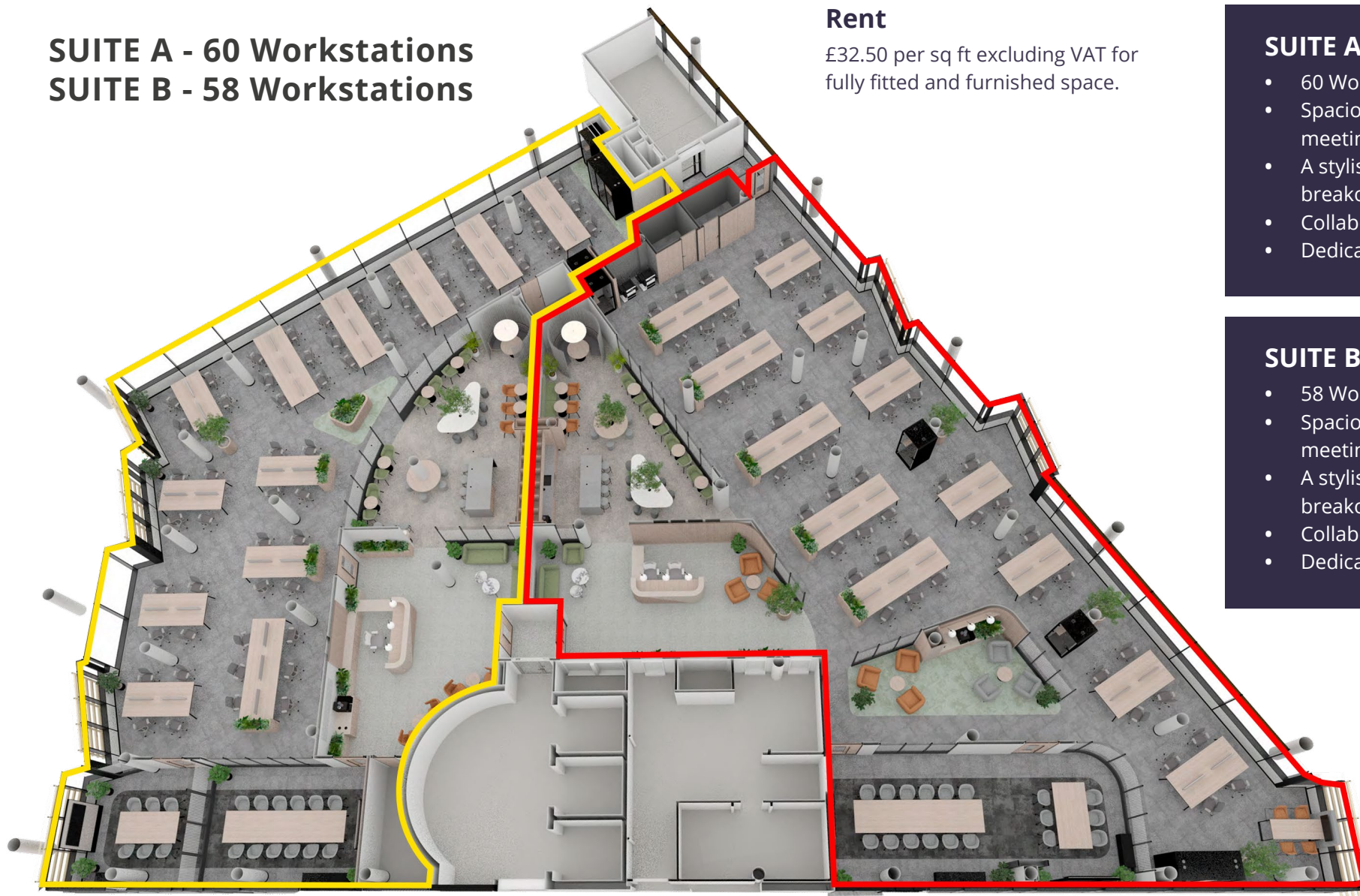
£32.50 per sq ft excluding VAT for fully fitted and furnished space.

SUITE A

- 60 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception

SUITE B

- 58 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception



SUITE A

SUITE B

THIRD FLOOR

ENTIRE FLOOR 118 Workstations

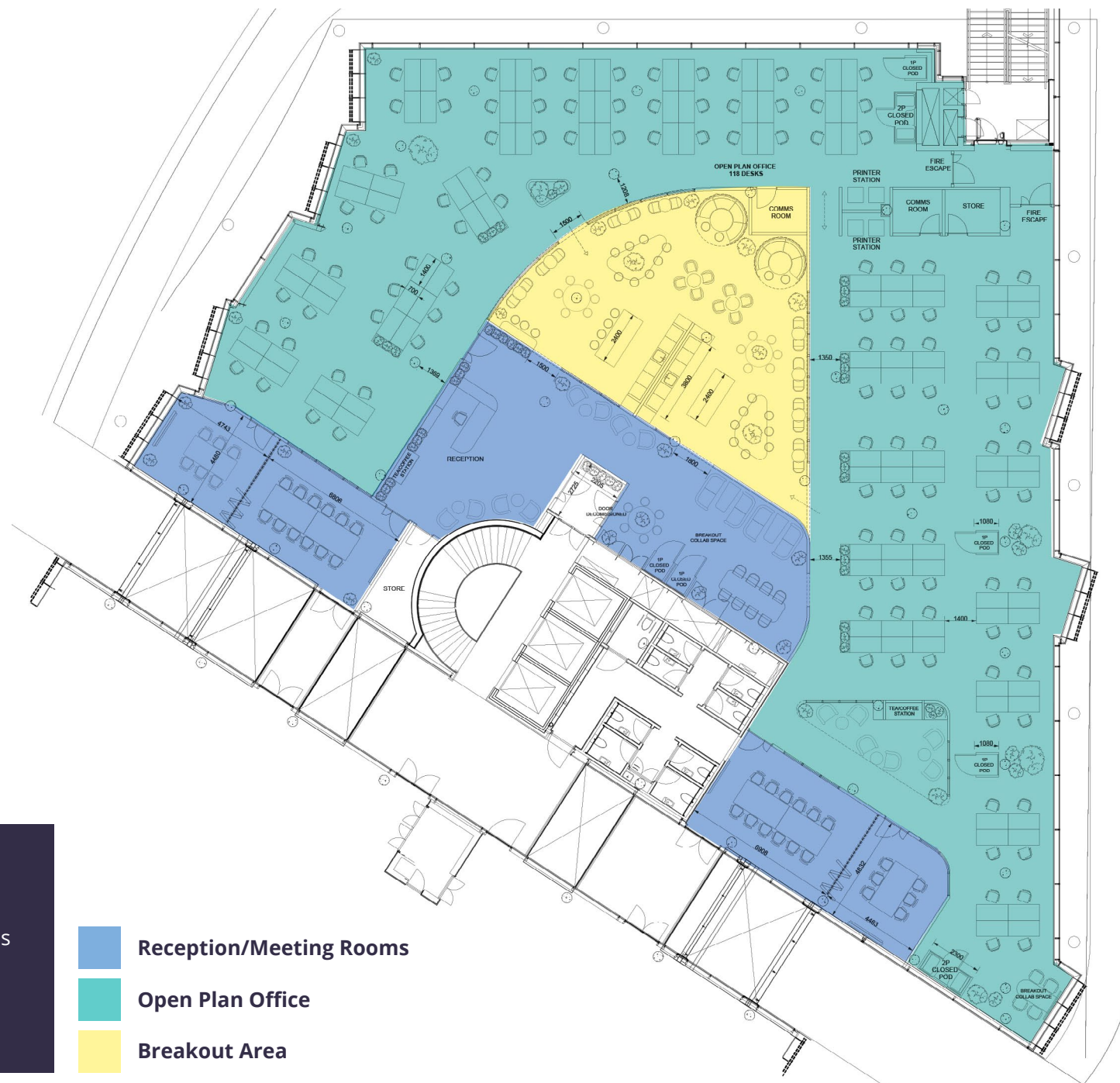
The space has been expertly designed so that it can be easily reformatted into a single suite with minor adjustments.

Rent

£32.50 per sq ft excluding VAT for fully fitted and furnished space.

THIRD FLOOR

- 118 Workstations
- Spacious client facing meeting rooms
- A stylish kitchen & breakout area
- Collaboration area
- Dedicated reception



- Reception/Meeting Rooms
- Open Plan Office
- Breakout Area



FITTED ACCOMMODATION



Configured to provide work stations & collaborative areas

Large fully fitted break out areas

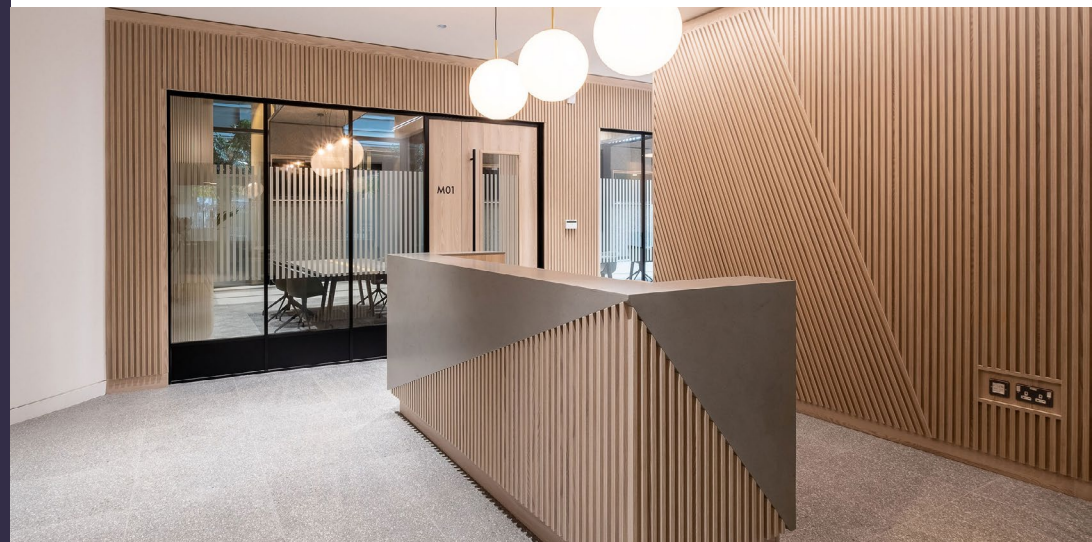


Dedicated meeting rooms

Flexible training and presentation spaces



Ready for occupation



UNRIVALLED CITY CENTRE LOCATION



Lease

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

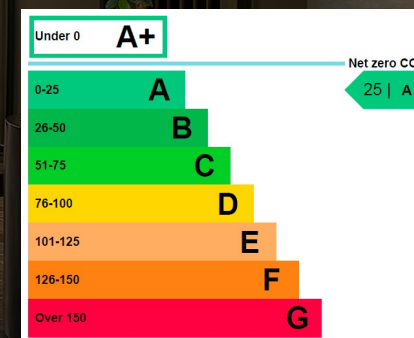
VAT

The property is registered for VAT and therefore VAT will be chargeable on the rent.

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.

EPC



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DISCLAIMER

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