



**OK  
T**

**TO LET**

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



- |                            |                                    |
|----------------------------|------------------------------------|
| 1. West Tower Lanyon Plaza | 5. Hilton                          |
| 2. BT Tower                | 6. Waterfront Hall                 |
| 3. Lanyon Place Station    | 7. KPMG / Pinsent Mason / WSP      |
| 4. St George's Market      | 8. Victoria Square Shopping Centre |

# 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 on the image below for an aerial view of Lanyon Place and its occupants .

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



C. 10 Mins Drive from George Best Belfast City Airport & c. 30 mins drive from Belfast International Airport



C. 2 Mins walk to Lanyon Place Station & c. 10 mins walk to Belfast Grand Central 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

# CONNECTIVITY

- Superb access to public transport with Lanyon Place Rail Station situated across the road and the new Belfast Grand Central Station, only a 10 minute walk.
- Only a 5 minute 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.

# SPECIFICATION

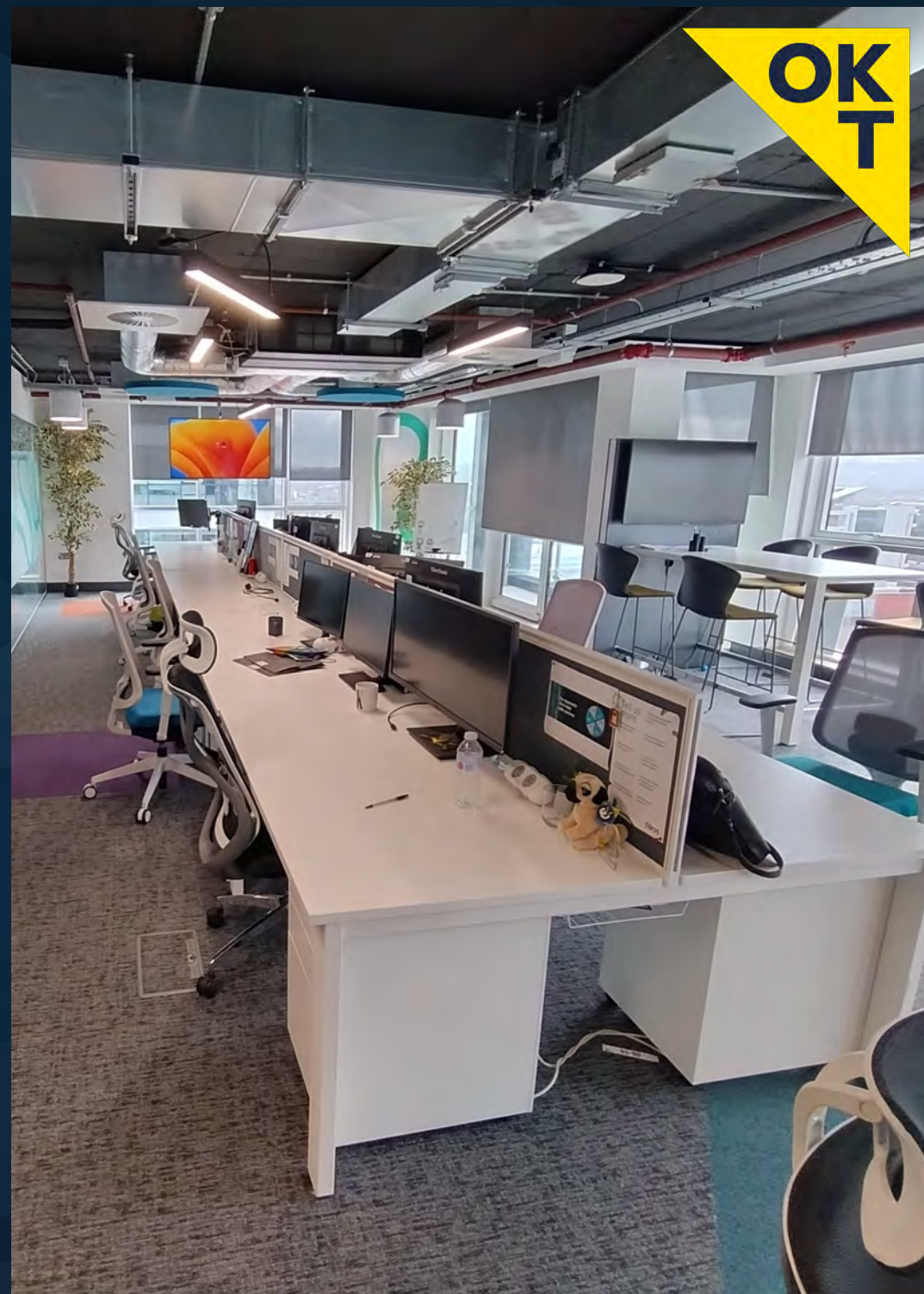
- Triple height feature reception area with revolving automated entrance
- Security Guard from 7am to 7pm
- Pass entry system at ground floor level
- 2 high speed passenger lifts (1 no. 13 persons / 1 no. 8 persons)
- Full access raised computer flooring
- Zoned air conditioning
- Floor to ceiling glazing 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 area, meeting rooms and kitchen. All existing office furniture can be rentalised if of interest - further details on request
- Other occupiers in the building include Version 1, Amey, G&L Healthcare, Brewin Dolphin, Harbinson Mulholland and Digital Catapult.

**TOTAL AREA: C. 5,705 SQ FT (530 SQ M)**

## Customer Due Diligence:

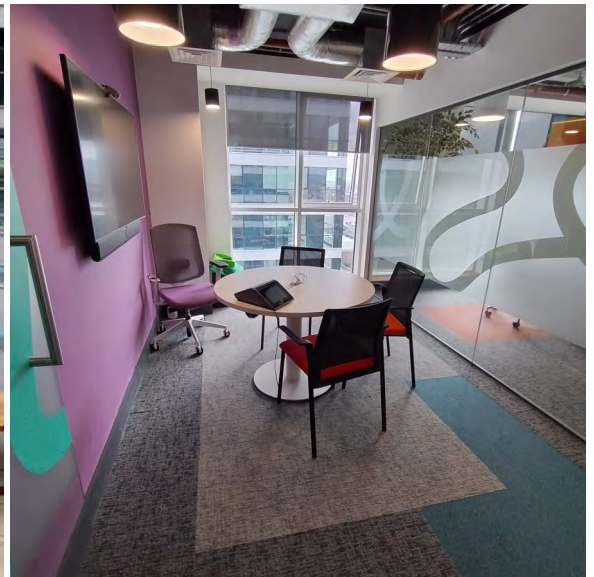
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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.

FILE REF 8946





8th Floor, West Tower, Lanyon Plaza, Lanyon Place





# LEASE DETAILS

RENT: £120,000 per annum plus VAT  
TERM: Negotiable - sub lease of up to 10 years available from 1 October 2024  
REPAIRS / INSURANCE: Effective full repairing and insuring 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. £4.71 psf  
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)

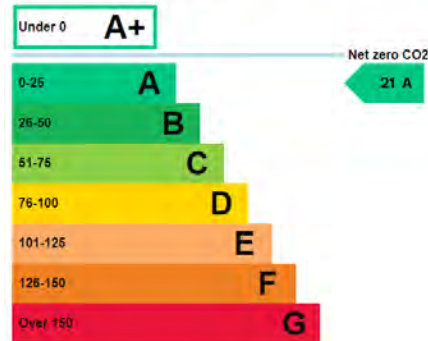
NAV: £105,500.

Estimated rates payable in accordance with LPS Website: £63,232.69

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

### Energy rating and score

This property's energy rating is A.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 [okt.co.uk](http://okt.co.uk)



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.