



**TO LET**

# LANYON VIEW

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Recently Refurbished  
Grade A  
Office Accommodation  
with 17 Car Parking Spaces  
Floor Plates from  
2,662 Sq. ft. - 17,900 Sq. ft.  
Lisney CBRE

**East Bridge Street, Belfast BT1 3PH**

Recently Refurbished Grade A Office Accommodation with suites from 2,662 Sq.ft. – 17,794 Sq.ft.

# FEATURES

- Recently refurbished Grade A office building with excellent profile.
- Suites available from 2,662 sq ft – 17,794 sq ft over 5 floors.
- Roof Terrace with panoramic views of the River Lagan.
- 17 on site dedicated car parking spaces.
- Situated adjacent to Belfast Lanyon Place Station and on the Belfast Glider route.



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with 17 Car Parking Spaces  
Floor Plates from  
2,662 Sq.ft. - 17,800 Sq.ft.  
Lanyon CBRE  
02890 501 501 028 9042 8555  
lanyon.com cbre.com



# LOCATION

Belfast has developed into a vibrant city due to many regeneration programmes undertaken in recent years including the Cathedral Quarter, St Anne's Square and Titanic Quarter. Belfast is also home to two world class universities, Queens University and Ulster University which release over 3,000 graduates into the workforce every year.



City Hall - 4 minute walk



Motorway - M1 and M2 motorways are accessed within 2 minutes via Westlink



Bus - Numerous Metro stops within a 1 minute walk



Train - 1 minute walk to Lanyon Place Train Station



Coffee shops and restaurants within a 5 minute walk



Glider - Glider stops within a 1 minute walk serving Titanic Quarter, East and West Belfast



Plane - George Best Belfast City Airport is within a 10 minute drive



Bike - Belfast Bike Dock located within 3 minute walk



Hotel - A number of hotels are located within a 4 minute walk



City centre shopping and amenities - 5 minute walk





# LOCATION

- 1 Lanyon View
- 2 BT Tower
- 3 Lanyon Place Train Station
- 4 Belfast High Court
- 5 St George's Market
- 6 Hilton Hotel
- 7 Waterfront Hall
- 8 KPMG / Pinsent Masons
- 9 Victoria Square Shopping Centre
- 10 City Hall
- 11 SSE Arena

# LOCATION



Belfast International Airport  
**18.5 miles**

Derry~Londonderry  
**70 miles**



Dublin  
**105 miles**

Lanyon Place Train Station  
**0.05 miles**



**LANYON  
VIEW**

George Best City Airport  
**2.7 miles**



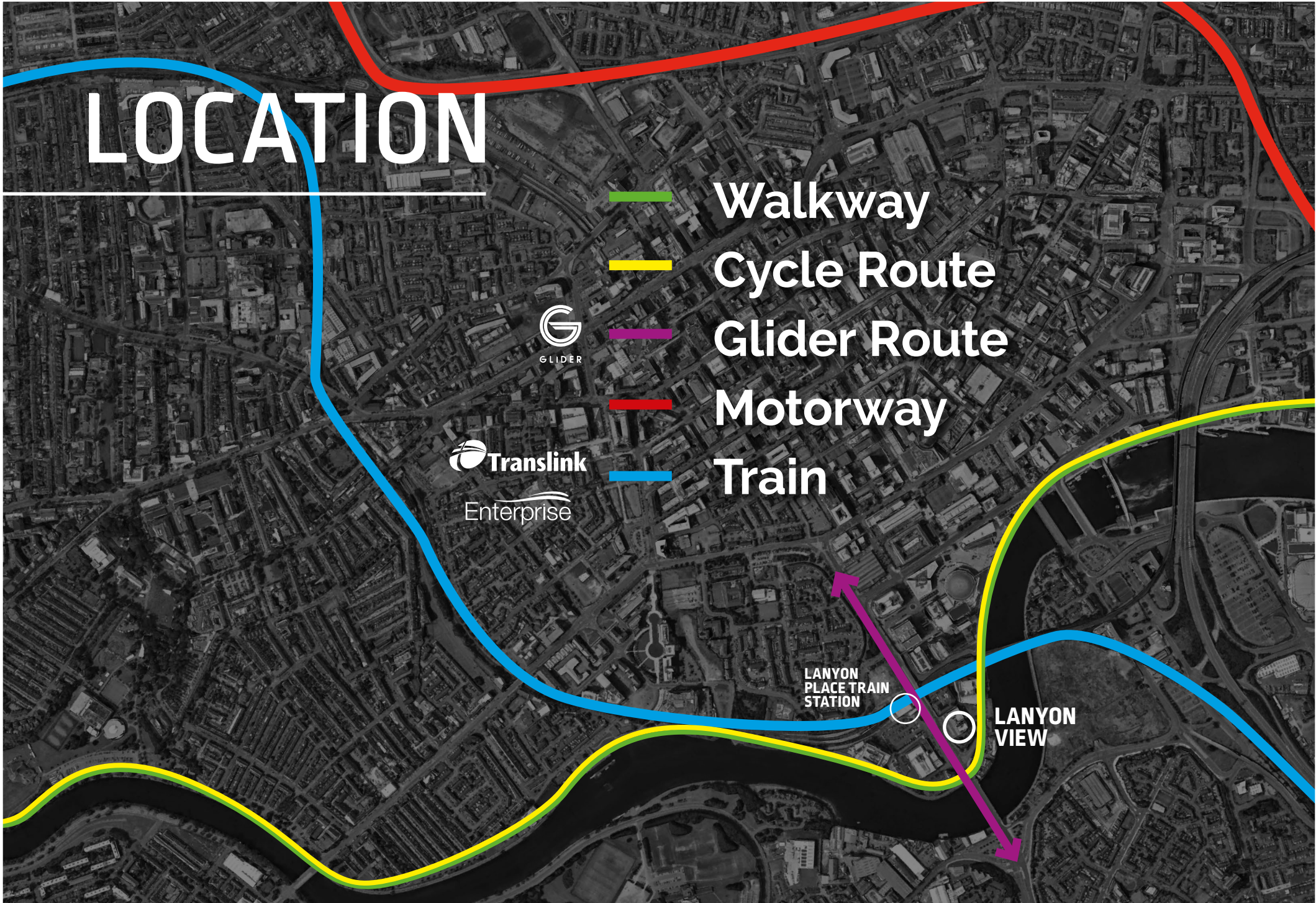
# LOCATION

- Walkway
- Cycle Route
- Glider Route
- Motorway
- Train



LANYON PLACE TRAIN STATION

LANYON VIEW



# SITUATION

A nighttime photograph of a city waterfront. In the foreground, a black metal railing with decorative posts runs along a walkway. A tall, black street lamp with a glowing lantern-style top stands prominently. In the background, a wide river reflects the city lights. A bridge with a white railing and warm lighting spans across the river. Several modern buildings are visible, including a large white building with a curved facade and a taller, multi-story building with a grid of windows, some of which are illuminated. The sky is a deep blue with scattered clouds. The word 'Hilton' is visible on the top of one of the buildings.

## LANYON VIEW

The property is situated on the main arterial route leading east from the City Centre. It is located on Mays Meadow between East Bridge Street and the River Lagan and adjacent to Belfast Lanyon Place Station.

The property is easily accessible to and from the City Centre, with major transport links to include the Belfast Glider and Lanyon Place train station, available in close proximity. There is also access to the Lagan towpath allowing staff to walk or cycle to the building.

Neighbouring occupiers in the area include Santander, PWC, Concentrix, Allstate and Land & Property Services.

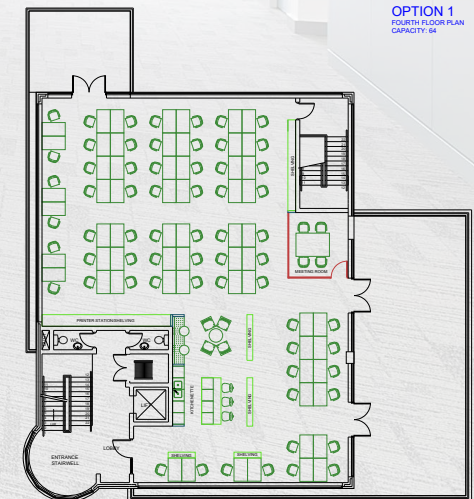
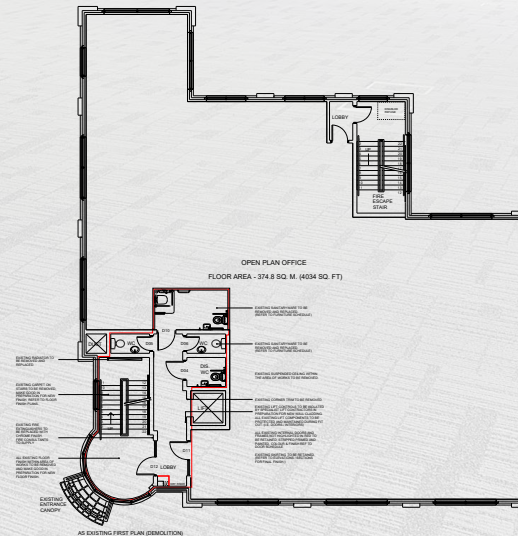
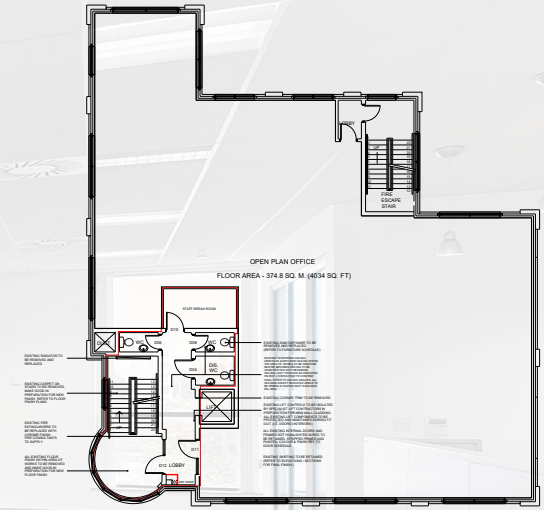
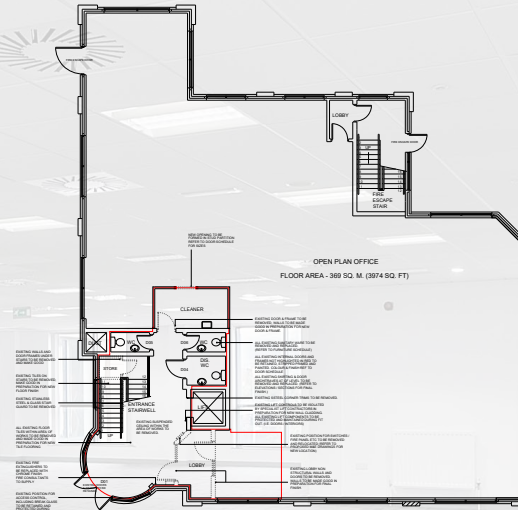
There is also an abundance of amenities within a short walk to include Victoria Square, hotels, coffee shops and restaurants.

# ACCOMMODATION

Floor	Sq ft
Ground	3,900
First	3,900
Second	3,900
Third	3,432
Fourth	2,662
<b>Total</b>	<b>17,794</b>

## Floorplans

Full floorplans available upon request to include potential layout plans and space planning options.





# ACCOMMODATION

## Rent

Upon Application

## Terms

Negotiable

## Repairs and 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. For the year 2020/21 this is currently £4.45 per sq ft approximately.



## EPC Rating

The property has an energy rating of C56.

## Rates

NAV - Ground – 3rd Floor	£165,500
Rate in the £ 2020/21	0.538166
Rates payable 2020/21	c. £89,066.50

NAV – 4th Floor	£38,800
Rate in the £ 2020/21	0.538166
Rates payable 2020/21	c. £20,881.00

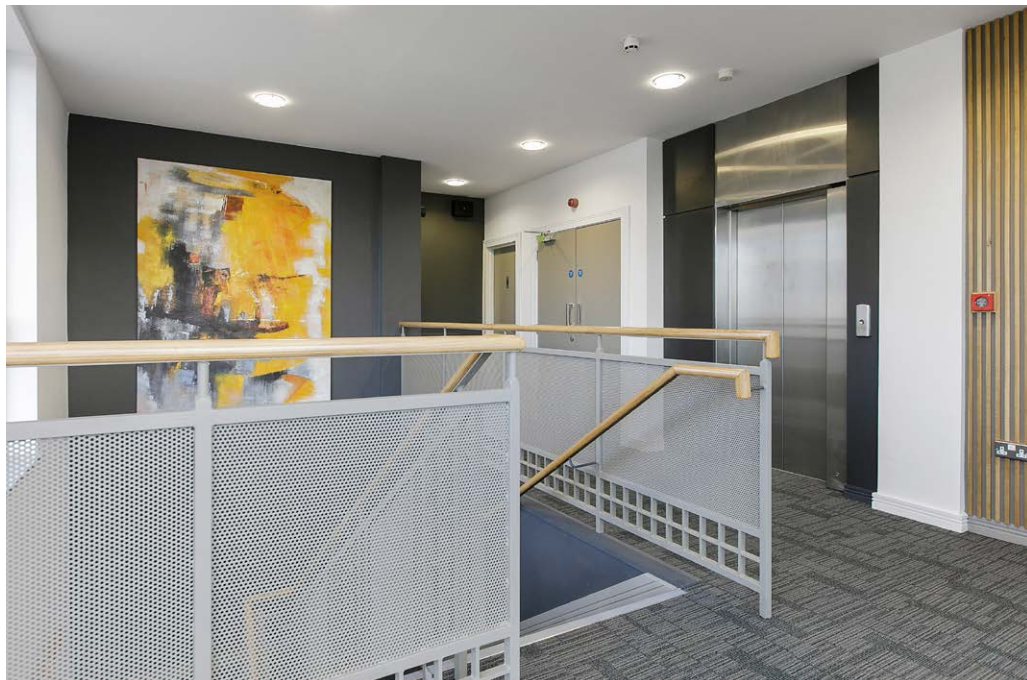
## VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to VAT.



# GALLERY

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# VIDEO

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[Click here to view property video](#)

# CONTACT

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Lisney

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IN PARTNERSHIP WITH MCCOMBE PERCE

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