



TO LET

Unit C2, First Floor, 1 Lanyon Quay, Belfast, BT1 3LA

High profile waterfront office suite c. 1,571 sq. ft.

Lisney

Features

- Located within a prominent waterfront development
- Well established business location opposite Belfast's Law Courts
- On site car parking available by way of separate licence agreement
- In close proximity to Lanyon Place train station (formerly Central Station), Victoria Square, cafes, bars and restaurants

Location

The subject property occupies a prominent waterfront location in the heart of Belfast's central business district and is located opposite Belfast's Law Courts.

The Lanyon area was initially regenerated by the Laganside Corporation in the early 1990's and has witnessed ongoing development in recent years such as the construction of major office schemes including Lanyon Plaza, Riverside Tower and The Soloist, situated at Lanyon Place.

In addition, the adjacent Waterfront Hall has recently completed a £30m refurbishment to provide a new conference facility in the region of 40,000 sq. ft. Neighbouring occupiers include KPMG, Pinsent Masons, British Telecom, PWC and Santander.



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Description

The subject property is self-contained and comprises c. 1,571 sq. ft. (Net Internal Area) of fully fitted office accommodation.

Internally, the space has been subdivided to provide two large open plan office areas, a smaller office area, a private meeting room along with a boardroom. Kitchen and WC facilities are provided within.

Building Insurance

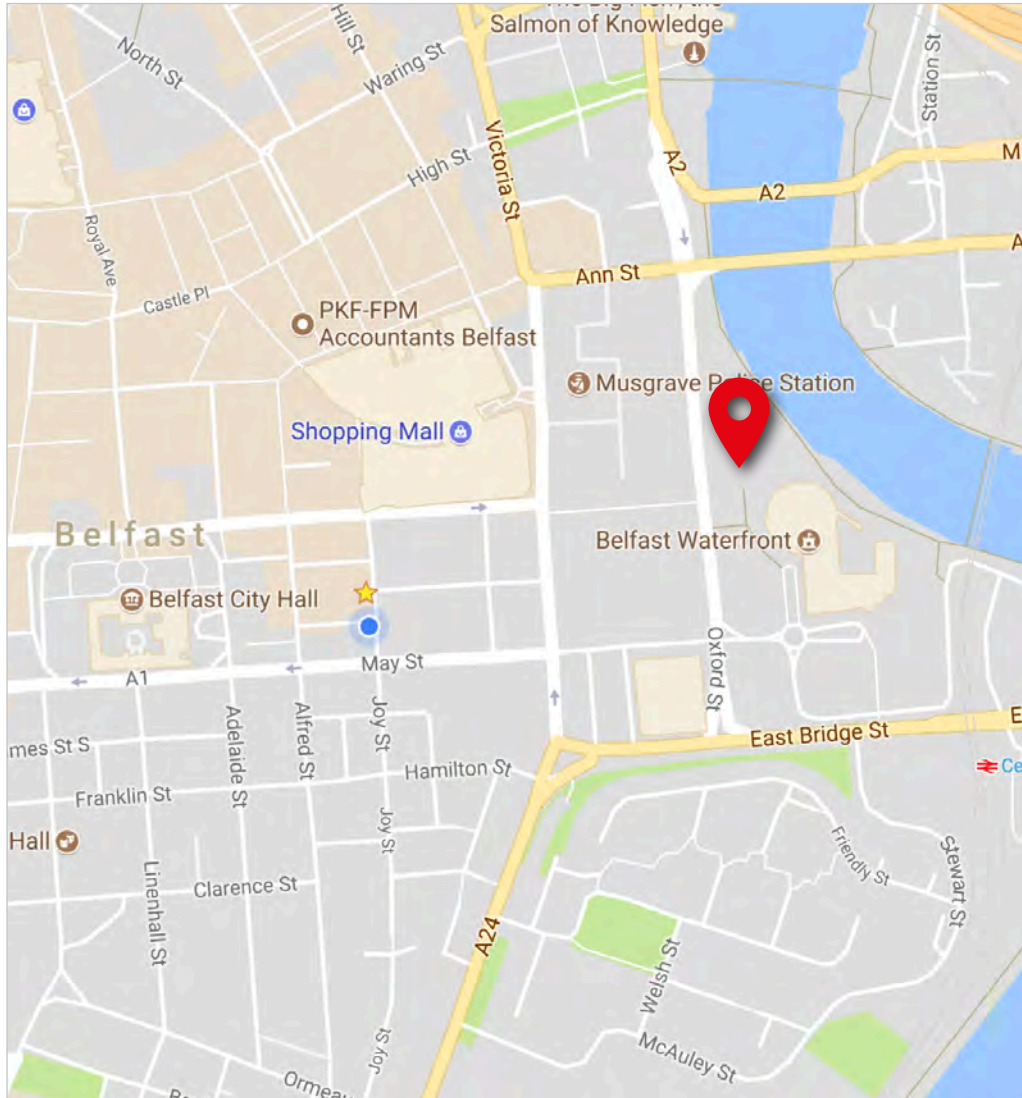
The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the building. The current building's insurance premium is understood to be £376.35 per annum.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas.

The current service charge estimate is understood to be £4,467.67 per annum plus VAT.

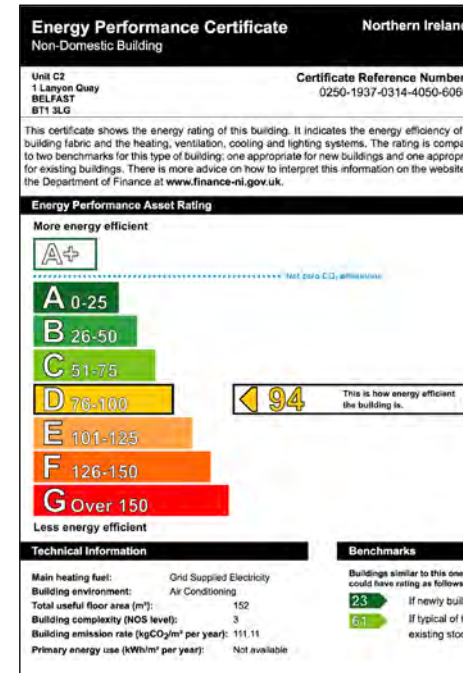




EPC Rating - D94

The property has an energy rating of D94.

A full certificate can be made available upon request.



Lease Terms

Rent: £24,000 Per annum

Term: Subject to Negotiation

Rent Reviews: Every 5 Years

Rates

NAV: £17,800

Rates Payable 2018/19: £10,729.89

VAT

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

Contact

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