



**FOR SALE/
TO LET**

UNIT C2, FIRST FLOOR, 1 LANYON QUAY, BELFAST, BT1 3LG
FIRST FLOOR OFFICE SUITE OF C. 1,350 SQ. FT.

Lisney

Features

- ◆ Excellent first floor office suite (fully fitted).
- ◆ Comprising c. 1,350 Sq. Ft.
- ◆ Excellent access from the Motorway network.
- ◆ Located in waterside development with contract and multi-storey parking nearby.
- ◆ Prominent city centre location close to Law Courts, Waterfront Hall and Victoria Shopping Centre.

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 1990s and has witnessed ongoing development in recent years such as the construction of three major office schemes, Lanyon Plaza, Riverside Tower and The Soloist, situated at Lanyon Place.

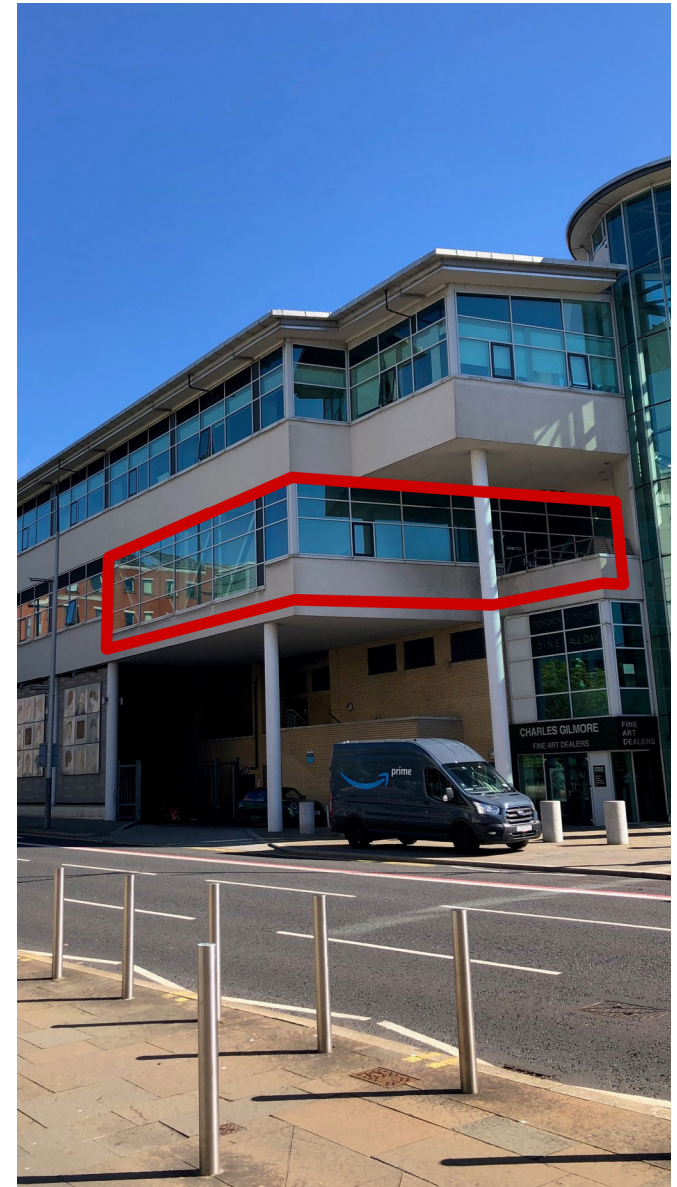
Neighbouring occupiers include RSM McClure Watters, KPMG, Pinsent Masons, Brewin Dolphin, British Telecom and Santander.

Description

1 Lanyon Quay is a modern, mixed use development overlooking Oxford Street and the River Lagan. The scheme comprises c. 80,000 sq. ft. with approximately 60 basement car park spaces.

The First floor accommodation is fitted to include:

- ◆ Carpeted flooring
- ◆ Plaster painted walls
- ◆ Suspended ceiling
- ◆ Recessed fluorescent lighting
- ◆ Male & female toilet facilities
- ◆ Rear shared Terrace facing the river lagan
- ◆ Fully air-conditioned
- ◆ Lift access
- ◆ Fitted kitchen



Accommodation

The suite has been subdivided to provide:

- 1). Office 1: 292 Sq. Ft.
- 2). Office 2: 282 Sq. Ft.
- 3). Office 3: 152 Sq. Ft.
- 4). Office 4: 336 Sq. Ft.
- 5). Kitchen and WC: 72 Sq. Ft.

Repairs & Insurance

The suite will be let on effective full repairing and insuring terms.

Service Charge

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

The current service charge and insurance for the year 2022/23 is approximately £4,462 per annum.

Title

Assumed Long Leasehold.

Rent

£25,000 exclusive per annum.

Term

By way of negotiation subject to periodic rent review.

Price

Price on application.

NAV

| | |
|-------------------------|-----------------------|
| NAV | £20,800 |
| Rate in the £ 2022/2023 | 0.551045 |
| Rates Payable | £11,462 approximately |

VAT

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

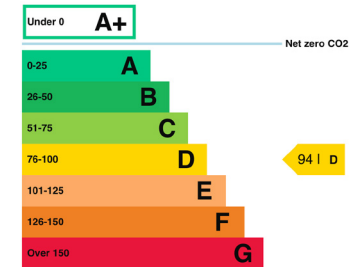






EPC

The property has an Energy Efficiency rating of D94. The full Certificate can be made available upon request.



Contact

Strictly by appointment with the sole Selling/Letting agent. For further information please contact:

Lynn Taylor

028 9050 1556 / 07813 020 181

ltaylor@lisney.com

or

David McNellis

028 90 501 551 / 07887 911077

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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 – <https://www.legislation.gov.uk/uksi/2017/692/contents>.

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 Lisney. 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.

Further information is available at www.lisney.com



Lisney

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