

TO LET BY ASSIGNMENT / SUBLEASE

Unit B2, First Floor, 1 Lanyon Quay, Belfast BT1 3LG

GRADE A, PLUG & PLAY OFFICE SUITE OF C. 2,787 SQFT

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Prominent city centre location close to Law Courts, Waterfront Hall and Victoria Square Shopping Centre

Fully furnished and ready for immediate occupation

Open plan accommodation with 3 private offices, boardroom, kitchen and shower room

Located in waterside development with multi-storey parking nearby

Floor area — 2787 sqft

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 with the construction of three major office schemes, Lanyon Plaza, Riverside Tower and The Soloist, situated at Lanyon Place.

Neighbouring occupiers include KPMG, Pinsent Masons, Brewin Dolphin, British Telecom and Datactics.

The Building – 1 Lanyon Quay

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

DESCRIPTION

Arranged at first floor, the suite comprises a fully furnished, modern Grade A office, ready for immediate occupation. The suite was completely refurbished and fitted out in 2024 and is in pristine condition.

The suite benefits from a reception area, open plan office space with 21 workstations and the potential to add a further 6 work stations, boardroom, three private offices, kitchen/breakout area and showers.

The accommodation is fitted to include:

- Carpeted flooring
- Plaster painted walls
- Suspended ceiling
- LED lighting
- Fitted kitchen
- Shower
- Fully furnished
- New AV system with 3 screens
- New CCTV monitoring system
- New air conditioning system
- Full fibre broadband
- VOIP phone system





Property outline for indicative purposes only

Architectural floor plan of a building with various rooms and dimensions. The plan includes the following rooms and features:

- Client Reception:** Located at the top left, featuring a reception desk, seating area, and a note: "Slatted timber wall to house AV Screen".
- Meeting room:** Located at the top right, featuring a large conference table, chairs, and a note: "Sheer Curtains complete with pull cord rail weighted Voil fabric to cut down glare".
- Main Office:** Located in the center right, featuring desks, chairs, and a note: "Slatted timber wall to house AV Screen".
- Comms:** Located in the center, featuring a large open space.
- Office 2 and Office 3:** Located at the bottom left, featuring desks, chairs, and a note: "Photographic wall image Full width x 2.6 high".
- Kitchen:** Located at the bottom right, featuring a long counter, stools, and a note: "island kitchen".
- WC and Shower:** Located in the center right, featuring a toilet, sink, and shower.
- Fire Escape:** Located on the right side of the plan.

Dimensions and other notes:

- Overall dimensions: 5531 (left), 5804 (top), 6374 (top), 3595 (right), 6104 (right), 6552 (bottom), 5991 (bottom).
- Room dimensions: 1200, 3000, 1400, 800, 4750, 1631, 6527.
- Notes: "Slatted timber wall to house AV Screen" (multiple locations), "Photographic wall image Full width x 2.6 high", "island kitchen", "Fire Escape", "wc", "Dis WC", "Shower", "Dish", "Micro", "Fridge".





ACCOMMODATION

From measurements taken on site, we understand the Net Internal Area of the suite is approximately 2,787 sqft (258.95 sqm).

RATES PAYABLE

NAV:	£39,900
Rates Poundage 2025/26:	£0.599362
Rates Payable:	£23,915

EXISTING LEASE

Rent

Upon application.

Term

Assignment/subletting of existing lease to October 2033.

There is a tenant break option in October 2028.

Repairs

Effective full repairing and insuring terms.

Service Charge

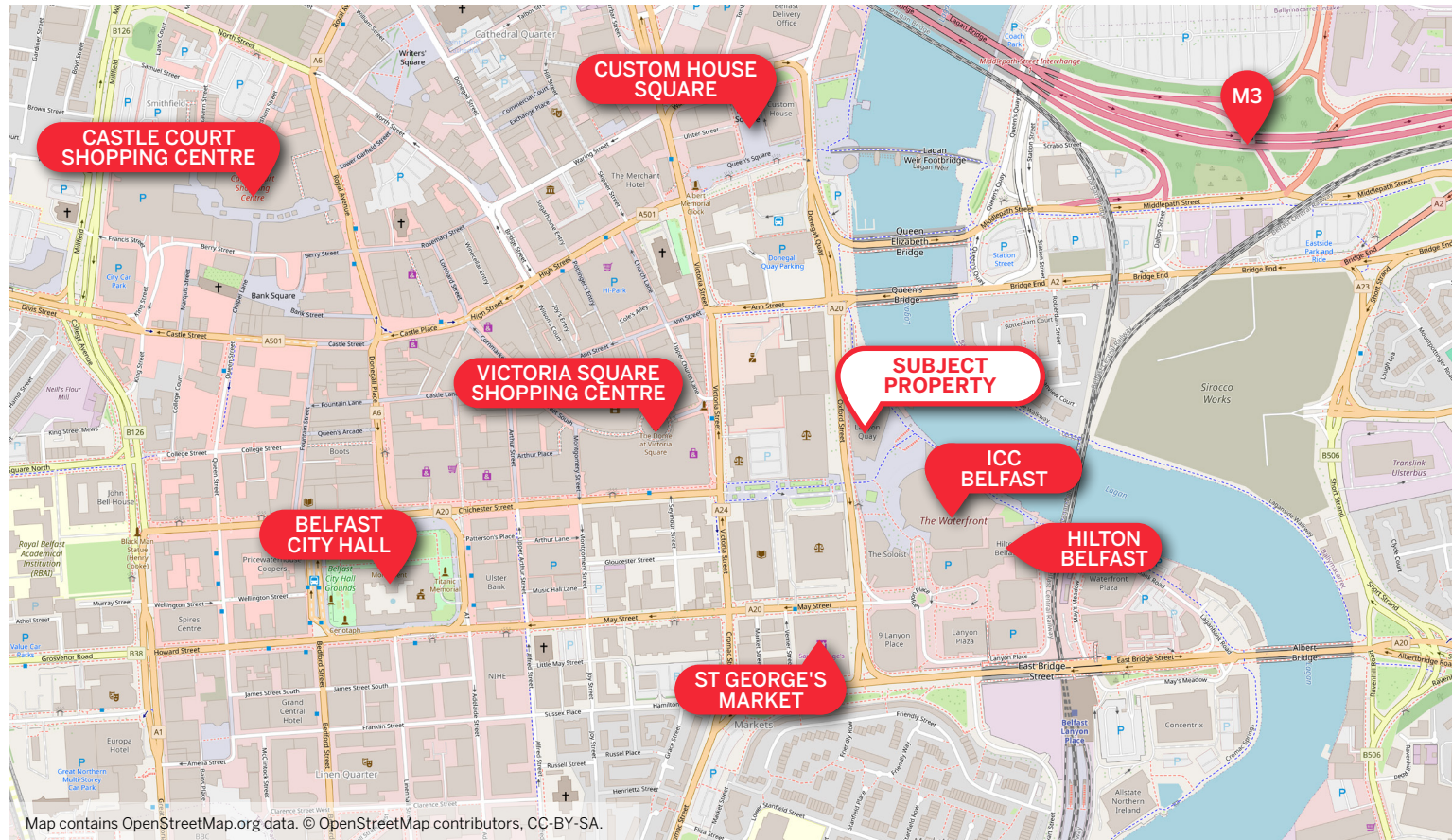
A service charge will be levied to cover external repairs, maintenance and management of common areas. This is approximately £12,500 +VAT per annum.

Insurance

Tenant to reimburse the landlord in respect with a fair proportion of the insurance premium. This is approximately £1,100 +VAT per annum.



LOCATION



VAT

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

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

Details available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

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.

REF 24134

Lisney
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