

tdk | Property

tdkproperty.com 028 9024 7111



Modern Office Suite
c.2,132 sq ft

Unit A2, 1 Lanyon
Quay, Belfast, BT1 3LG

TO LET

PROPERTY SUMMARY

- **Prominent Waterfront Location in Belfast City Centre**
- **Grade A Office Space**
- **Excellent Transport Links**

LOCATION

This office suite at Lanyon Quay is situated between the Waterfront Hall and the Soloist Building. It offers scenic riverside views and is close to the Law Courts and Victoria Square Shopping Centre.

With easy access to motorways, nearby multi-storey parking, and close links to bus and train stations, commuting is simple. The area also offers a great mix of cafes, restaurants, and shops.

Nearby occupiers include Datatics, MTS Chartered Accountants, Clarity Telecom, Prestige and RSM.

DESCRIPTION

The property features a welcoming lobby, open-plan office areas, and two meeting rooms, complemented by a fitted kitchen, staff area, dedicated storage, and WC facilities. The layout provides adaptable workspaces suitable for a wide range of business requirements.

Finished to a high specification, the office suite includes raised access floors, suspended ceilings, and integrated lighting, delivering a professional environment.



ACCOMMODATION

Description	Sq Ft	Sq M
Modern Office Suite	2,132	198

LEASE DETAILS

Rent: £32,000 per annum
Term: 10 Years
Service Charge: c. £4.89/sq. ft.

RATEABLE VALUE

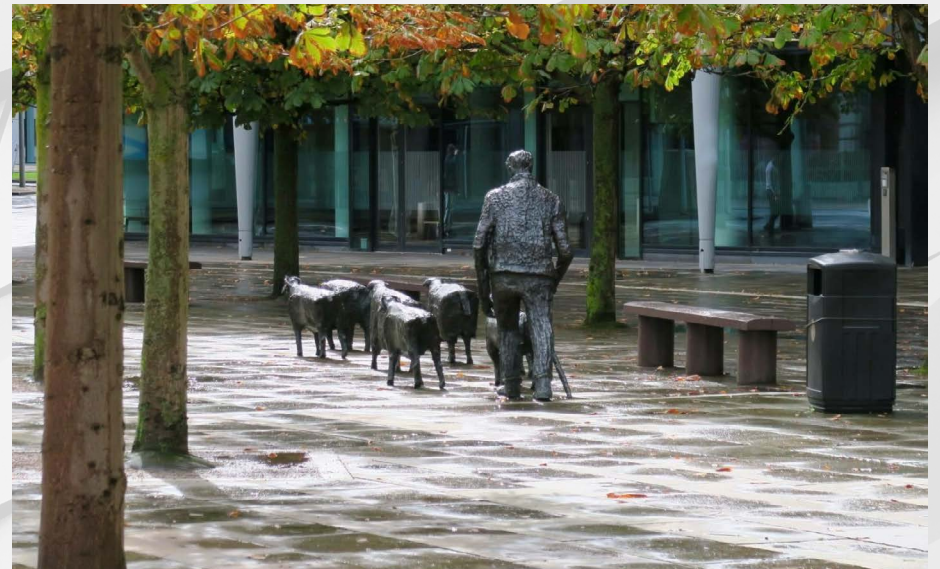
We are advised by Land & Property Services that the NAV is £31,700.00.
Rates payable for 2025/ 2026 of approximately £19,862.97.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC

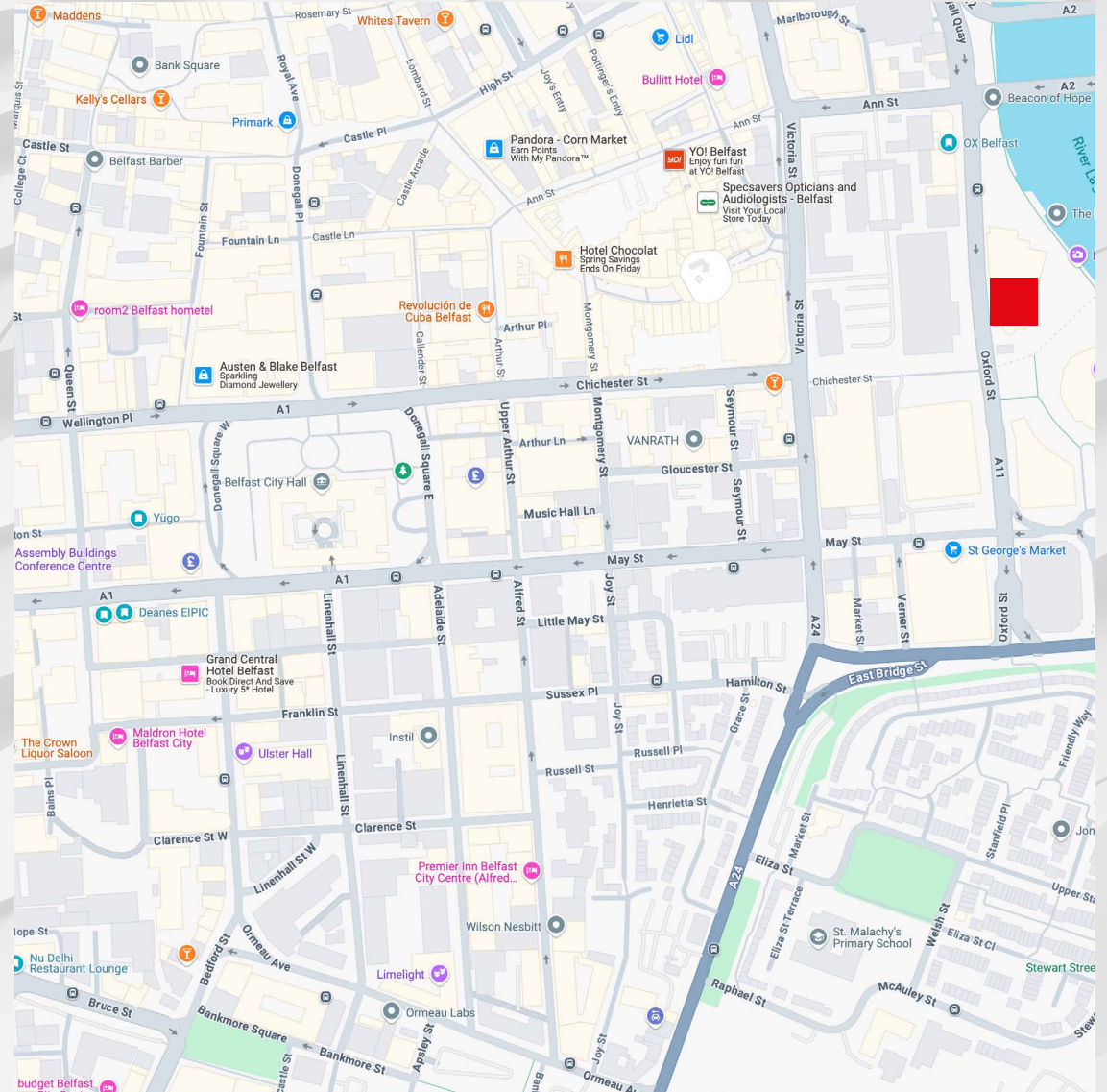
A copy of the EPC Certificate
can be made available upon request.



VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond
Tel: 028 9089 4065
Email: stephen.deyermond@tdkproperty.com

Contact: Sophie McConnell
Tel: 07824 038932
Email: student@tdkproperty.com



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukfs/2017/692/made>
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 TDK Commercial Property Consultants LLP. 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.