

LAST
REMAINING SUITE

The
Soloist

LANYON PLACE, BELFAST

Finely tailored work-ready office
with bespoke furnishings 80 desks,
meeting rooms and breakout areas



www.thesoloist.co.uk

AN AMAZING OPPORTUNITY



Finely-tailored accommodation within an unrivalled city centre office building

1ST CHOICE FOR FULLY-FITTED WORK-READY SPACE



- Stunning fully-fitted new interior
- No tenant capital expenditure
- No reinstatement provision
- Quick legal process

SENSATIONAL ENVIRONMENT



- One suite currently configured to provide 80 work stations plus bespoke informal meeting pods, premium breakout space and collaboration areas
- 3 dedicated meeting rooms and a large break out area
- All new M&E with feature lighting, underfloor power/data and floor boxes
- New toilets and showers
- Superb floor to ceiling height of over 3.1m
- Floor to Ceiling glass
- KPMG, Pinsent Masons, Bank of London and Caffè Nero occupy the remainder of the building
- Ready for occupation immediately



STYLISH BREAK-OUTS, MEETING ROOMS, AND WORKSTATIONS – ALL READY TO GO

- Premium finishes
- Full hot and cold beverage making facilities
- Mixture of informal bench and seating pods
- Biophilic design



FLOOR AREAS

Block B GF 636 Sq M 6,851 Sq ft

Key

- RECEPTION / MEETING ROOM
- OPEN PLAN OFFICE
- BREAKOUT AREA



Belfast

- Unrivalled infrastructure
- Excellent telecommunication technology
- One of the best educated workforces in Europe
- Labour costs significantly lower than elsewhere in UK
- Occupation costs below peer cities in UK and Ireland

Lanyon Place

- Prime central corporate business district
- Flagship development within the recently completed Government co-ordinated regeneration area
- One of the most prestigious office locations within Belfast City Centre
- Striking riverside location with unrivalled views
- Close proximity to all key transport, retail, residential & cafe culture amenities

City Centre Location

- 10 mins drive time from Belfast City Airport
- 25 mins drive time from Belfast International Airport
- Highly accessible via the M1/M2/M3 motorway network
- 5 mins walk to Belfast Central Station (with direct access to Dublin)
- Parking for 964 cars within Lanyon Place
- 5 mins walk to Belfast City Centre Donegall Square

1.8 MILLION

POPULATION ONE OF THE YOUNGEST AND FASTEST GROWING IN EUROPE

2

WORLD CLASS UNIVERSITIES

NO.1

THE WORLD'S TOP DESTINATION FOR FINANCIAL TECHNOLOGY INVESTMENT PROJECTS

53%

OF THE POPULATION IS UNDER THE AGE OF 40

7 MILLION

THE REGIONS THREE AIRPORTS DEAL WITH ALMOST 7 MILLION PASSENGERS PER YEAR

4K

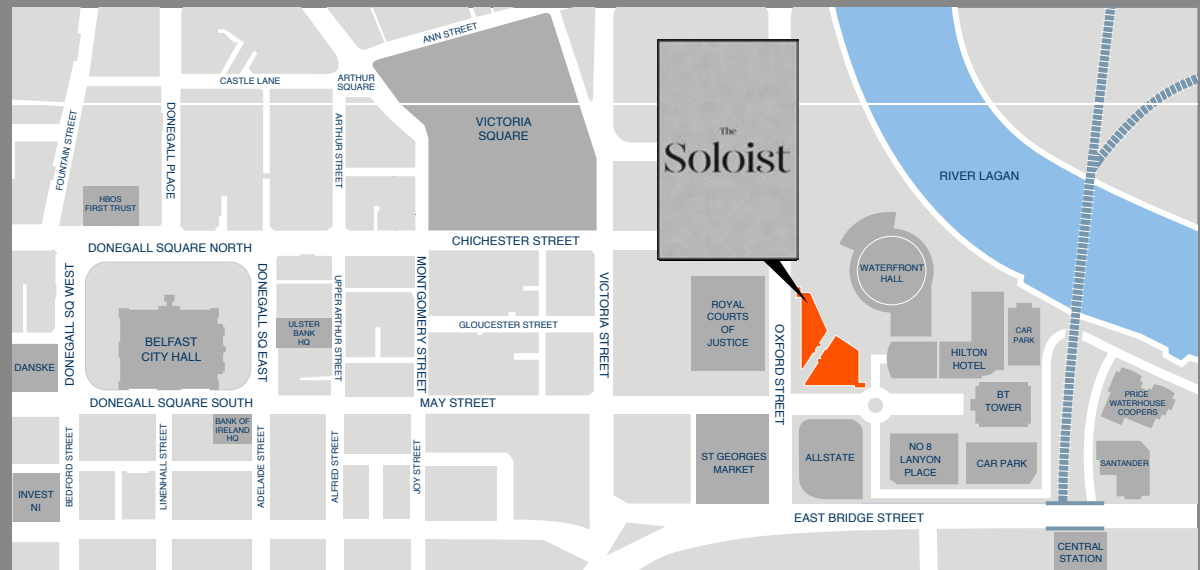
BUSINESS GRADUATES EACH YEAR

TOP 3

TOP3 FINTECH LOCATIONS OF THE FUTURE, AFTER LONDON AND SINGAPORE

160

FERRY AND FREIGHT SAILINGS PER WEEK TO GREAT BRITAIN AND EUROPE





UNRIVALLED CITY CENTRE LOCATION





www.thesoloist.co.uk

R E N T

Rent upon application.

L E A S E

The premises are available on a new full repairing and insuring lease for a term to be agreed.

C O N T A C T

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