

To Let

Prestigious Office Accommodation Riverside Tower 5 Lanyon Place, Belfast



- Prestigious air-conditioned offices.
- 6th Floor Offices of 12,734 sqft/1,183 sqm available.
- Together with dedicated on - site car parking.
- 5th floor also potentially available.



16 Howard Street, Belfast, BT1 6PA, Northern Ireland.

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gvani.co.uk

Location

Riverside Tower is situated adjacent to the celebrated Belfast Waterfront Hall and the Hilton Hotel, forming part of the successful Lanyon Place/Mays Meadow development. This unique location has also attracted other major corporate occupiers including PriceWaterhouseCoopers, Santander, Allstate Insurance and KPMG. Riverside Tower enjoys an excellent location with easy access to all public transport. Central Rail Station, the main terminal for the Belfast to Dublin Enterprise is situated directly opposite the building, providing a fast link to Dublin with a journey time of approximately 2 hours. In addition, The George Best Belfast City Airport is just 10 minutes drive while the International Airport is approximately 25 minutes drive.

Description

Riverside Tower, the HQ Office for BTNI was purpose built and completed in 1999. This 12 storey, Grade A building totals approximately 160,000 sq ft, together with a self-contained multi-storey car park comprising of 130 spaces. The building is finished to a high standard throughout and includes the following features:-

- Prestigious double height reception
- On-site restaurant/café facility
- Use of Customer Event Area for Seminars/Launch Events etc (Payable Separately)
- 5 high-speed passenger lifts to all floors
- Full air-conditioning
- Raised access computer flooring
- Suspended ceilings
- Category II lighting
- Kitchen/Tea Point per floor
- Panoramic views across Belfast City Centre

Accommodation

Description	Sq m	Sq ft
Sixth Floor	1,183	12,734
Total	1,183	12,734

*The 5th floor can also be made available of 12,481 sq ft/ 1,159 sq m- Further details upon request.



Lease Terms

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Term: A new lease for a term to be agreed, subject to upward only rent reviews.

Rent: Upon Application.

Repairs: The tenant will be responsible for internal repairs, a fair proportion of the insurance premium and service charge to cover the costs of running the building. Current annual estimate available upon request.

NAV

6th Floor = £140,500
 Rate in £ (2016/17) = £0.582601
 Rates Payable 1st Floor/6th Floor = £79,233.74/£81,855.44

EPC Details



Contact

For further information or to view please contact;

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