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# TO LET

## Lanyon Building, Jennymount Business Park, North Derby Street, Belfast BT15 3HN

Two Grade A Office Suites of c. 4,300 sq ft with On Site Car Parking—Landlord May Split if Required

**Cheapest Grade A Office in Belfast: Only £7 per sq ft**



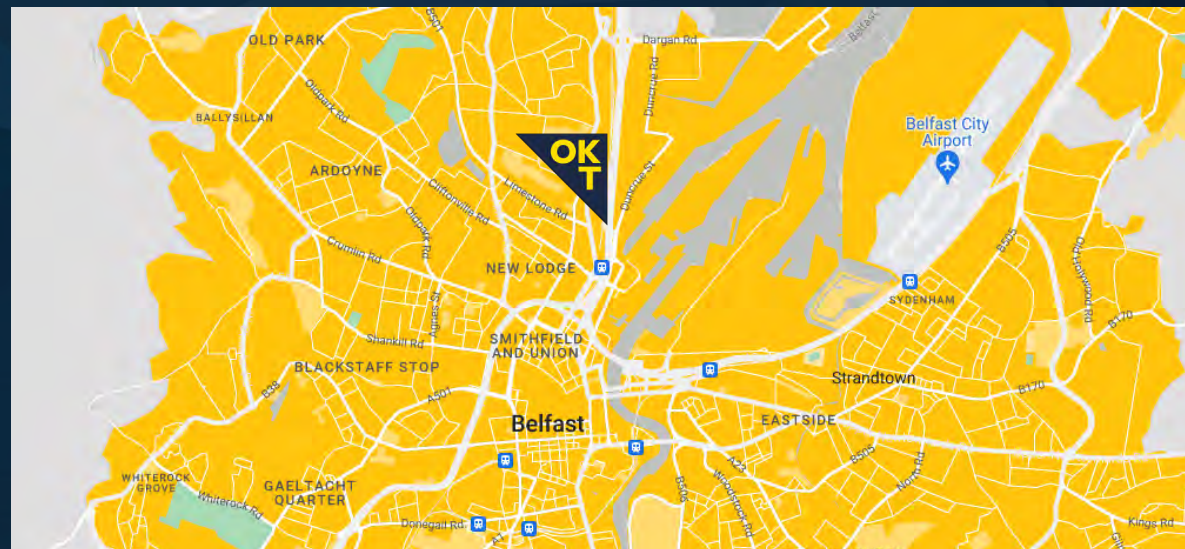
# LOCATION

Jennymount Business Park is located on North Derby Street, off York Road in North Belfast on the historic site of Jennymount Linen Mill. The Mill was originally constructed in 1856 and the landmark Lanyon Building was later added in 1891.

The subject properties were converted into office accommodation in 2002 and have undergone extensive refurbishment over recent years to provide modern office suites arranged over 6 blocks of accommodation.

The scheme currently comprises in excess of 85,000 sq ft of high specification space, situated in a high profile / strategic location on the periphery of Belfast City Centre.

- Within easy access of the province's M1, M2 and M3 network via the nearby York Street Interchange.
- In close proximity to the city's major public transport links to include Yorkgate Railway Halt and numerous bus routes.
- Approximately 2 miles north of Belfast City Centre, c. 4 miles from Belfast City Airport and c. 18 miles from Belfast International Airport.
- 200 space on site surface car park and secure directors car park.
- On-site facilities include the Cathy Short Theatre conference / presentation suite - free to use for all tenants by prior arrangement.
- Occupiers include NSPCC, Belfast Health and Social Care Trust, Property Pal, Prestige, Staff Nursing, Kaizen Print, Franklins and Sundara Design.



**C. 2 MILES**

**TO BELFAST CITY CENTRE**

**C. 4 MILES**

**TO BELFAST CITY AIRPORT**

**C. 18 MILES**

**TO BELFAST INTERNATIONAL AIRPORT**

**WITHIN EASY ACCESS OF THE PROVINCE'S M1, M2 AND M3 NETWORK**



# ACCOMMODATION

## DESCRIPTION

### FIFTH FLOOR

(includes private office, kitchen area and store)

## AREA (SQ M)

c. 400 SQ M

## AREA (SQ FT)

4,300 SQ FT

### SIXTH FLOOR

(includes 2 No. private offices, kitchen area and store)

c. 400 SQ M

4,300 SQ FT

LANDLORD MAY CONSIDER SPLITTING THE FLOORS—FURTHER DETAILS ON REQUEST

# SPECIFICATION



Raised access flooring



Carpeted floor coverings



Plastered / painted walls



Suspended ceilings



Air Handling / Conditioning



Recessed lighting



Male/Female/Disabled WC



Passenger lift access



Kitchen/tea point facilities



Car parking facilities



On site security



Good transport links

**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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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: 6831



FOR IDENTIFICATION PURPOSES ONLY





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## 5th & 6th Floor Lanyon Building, Jennymount Business Pk, North Derby Street, Belfast BT15 3HN

Two Grade A Office Suites of c. 4,300 sq ft with On Site Car Parking





# LEASE DETAILS

RENTAL: £7.00 per sq ft / £30,000 per annum  
TERM: Negotiable.  
REPAIRS/INSURANCE: Effectively full repairing and insuring terms by way of service charge contribution.  
SERVICE CHARGE: Payable in respect of landlord's costs in maintaining the exterior of the building, lifts and common areas - Currently c. £4 p.s.f.  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

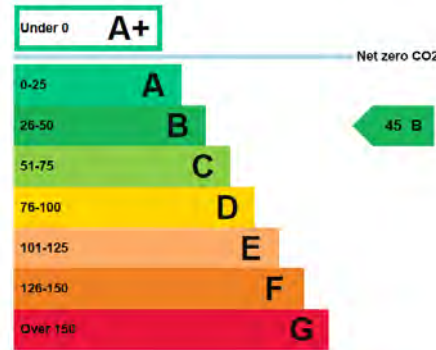
## NAV (RATES PAYABLE)

NAV: £18,100 per floor

Estimated rates payable in accordance with LPS Website: £10,356 per floor

All perspective tenants should make their own enquiries to confirm the NAV / rates payable.

This property's current energy rating is B.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

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**JAMES CHRISTIE**

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## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 [okt.co.uk](http://okt.co.uk)

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