



Instinctive
Excellence
in Property.

To Let

**Fully Furnished Flexible Office Space
c. 3,100 sq ft (40 desks)**

1st Floor
Laganview House
Ann Street
Belfast
BT1 4QN

OFFICE



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Location

Laganview House is located on an extremely prominent city centre location at the corner of Ann Street and Oxford Street, overlooking the River Lagan. Oxford Street is one of the main arterial routes into the centre of Belfast, with thousands of cars passing the location every day. It is within walking distance to Victoria Square, the Royal Courts of Justice, The Waterfront Hall and The Hilton Hotel.

Additionally public transport is easily accessible from this location: -

- Lagside Bus Centre - 4 minute walk
- Central Train Station - 15 minute walk
- Europa Bus Station - 13 minute walk

Description

Laganview House comprises a fully refurbished former bank building. The first floor will be fully fitted out with 40 stand-up desks, 2 meeting rooms, phone/video booths, quiet spaces and kitchen area.

Accommodation

1st Floor : 3,100 sq ft 288 sq m

Opportunity

The first floor provides the opportunity to occupy fully furnished high quality space comprising of 40 desks on flexible terms.

It would be a suitable alternative to serviced office accommodation.

We propose that the rent is inclusive of all costs to include rates, electricity, heat and light.

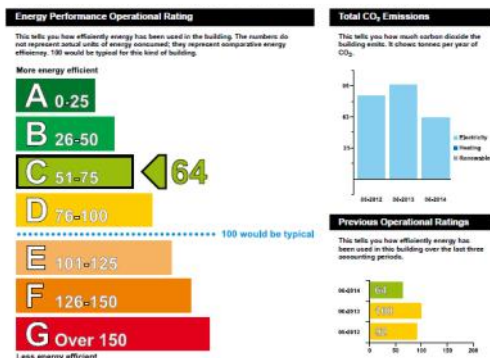
Proposed Terms

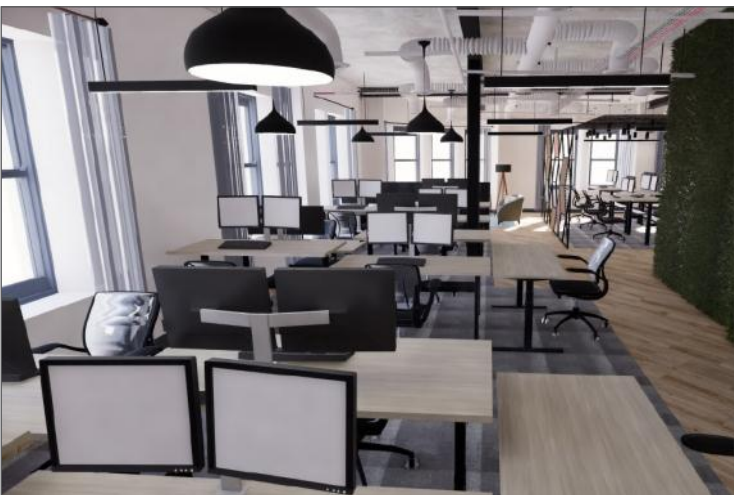
Rent : Monthly 'inclusive' rent £225 per desk exc VAT.
Term : Negotiable, by way of license.

VAT

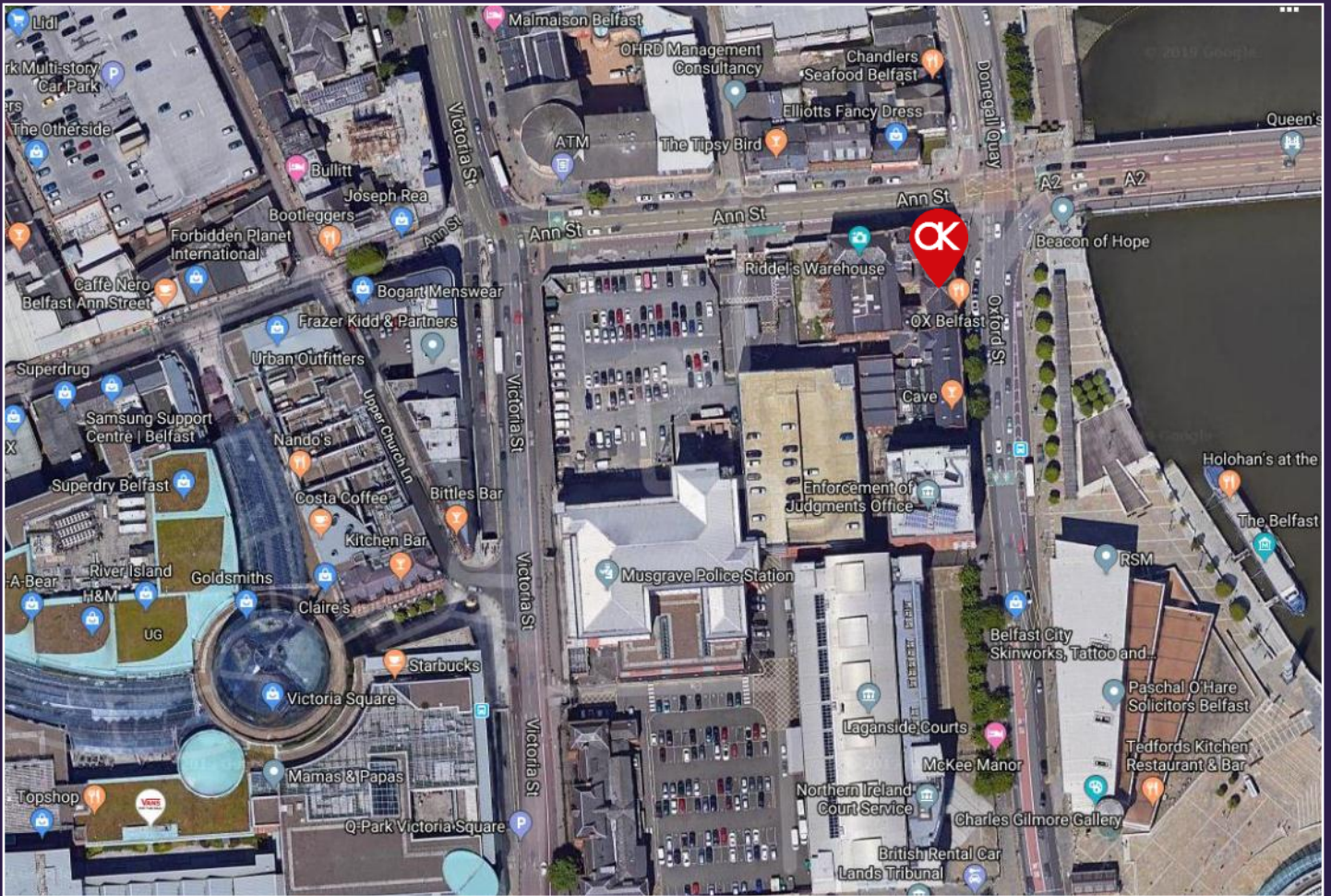
All prices quoted are exclusive of but may be liable to VAT.

EPC





Location Map



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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