



22 East Bridge Street, Belfast BT1 3NR

# Lanyon

**Newly refurbished office accommodation** available from 75 sq ft to 24,800 sq ft with on-site car parking





Lanyon enjoys a superb location overlooking the River Lagan, directly opposite Lanyon Train Station and easily accessible from the M1, M2 and M3 motorways and the docks. This exceptional building features an executive lounge and state-of-the-art meeting rooms. Fitted out to the highest specification, every office benefits from individually controlled air conditioning and ventilation and is enhanced by glass partitioning and large windows which flood the space with natural light. This A-Rated, net zero carbon building hits the highest ESG standards with PV panels and no fossil fuel consumption.



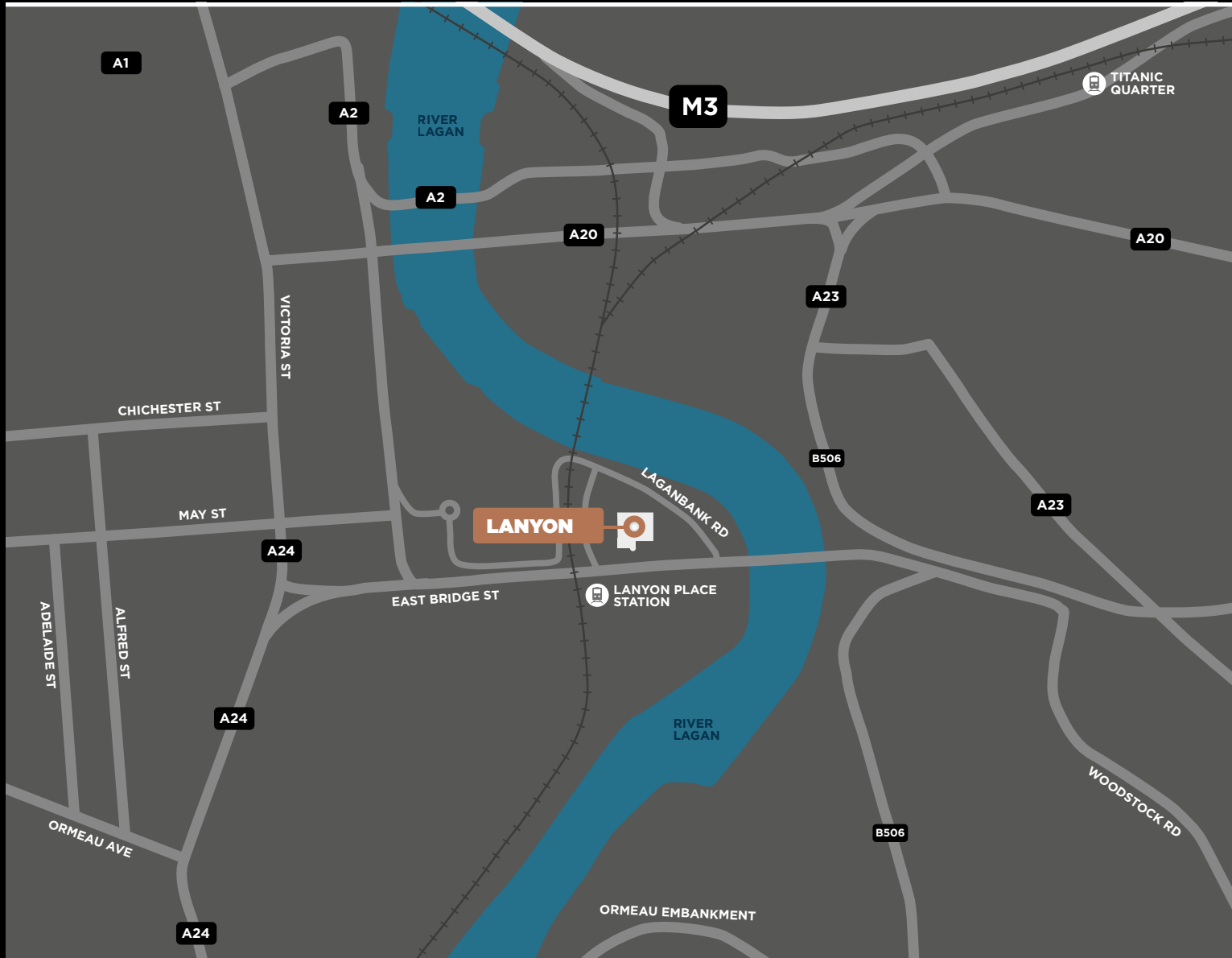


Meeting Room









40 metres from Lanyon



2-minute walk to Lanyon Station



Near Lagan towpath



3.5 miles to George Best Belfast City Airport

18 miles to Belfast International Airport



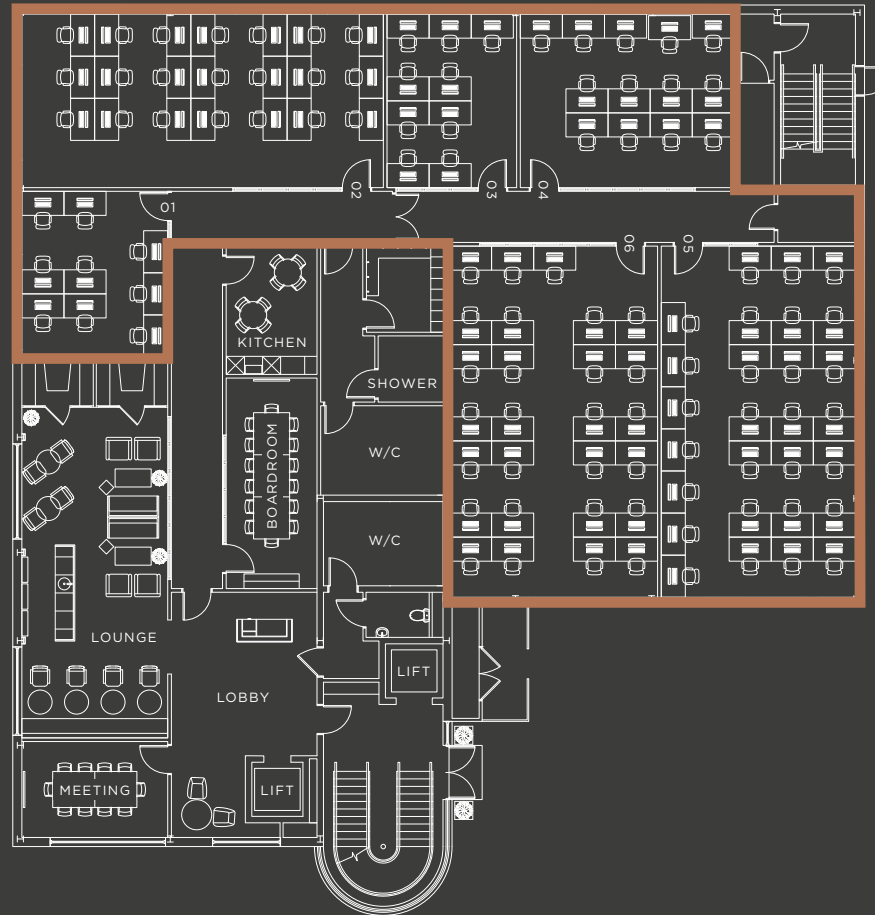
0.3 miles from the M3



22 East Bridge Street,  
Belfast BT1 3NR



GROUND FLOOR



**Ground Floor**

318.9 sq m      3,433 sq ft

**Availability**

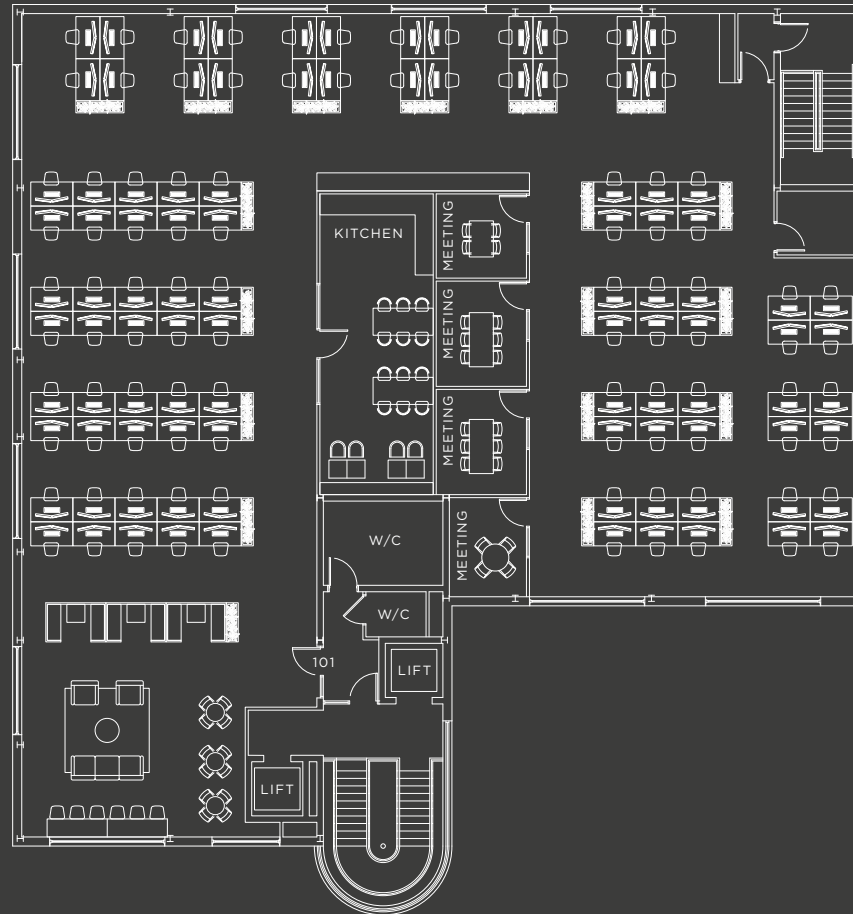
Suite No.	No. of desks
01	9
02	21
03	9
04	13
05	28
06	27

Floor can be leased on a serviced, managed or traditional basis.

For indicative purposes only



FIRST FLOOR



**First Floor**

575.9 sq m      6,200 sq ft

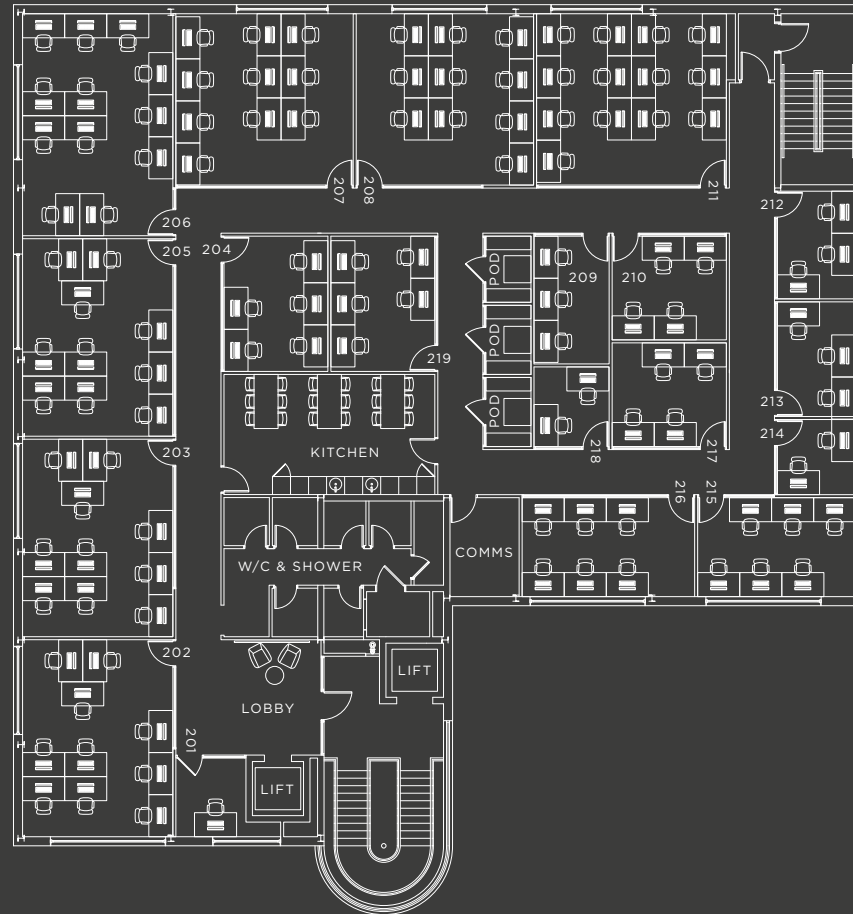
**Availability**

Suite No.	No. of desks
101	102

Floor can be taken as a whole, sub-divided and leased on a serviced, managed or traditional basis.



SECOND FLOOR



**Second Floor**

575.9 sq m      6,200 sq ft

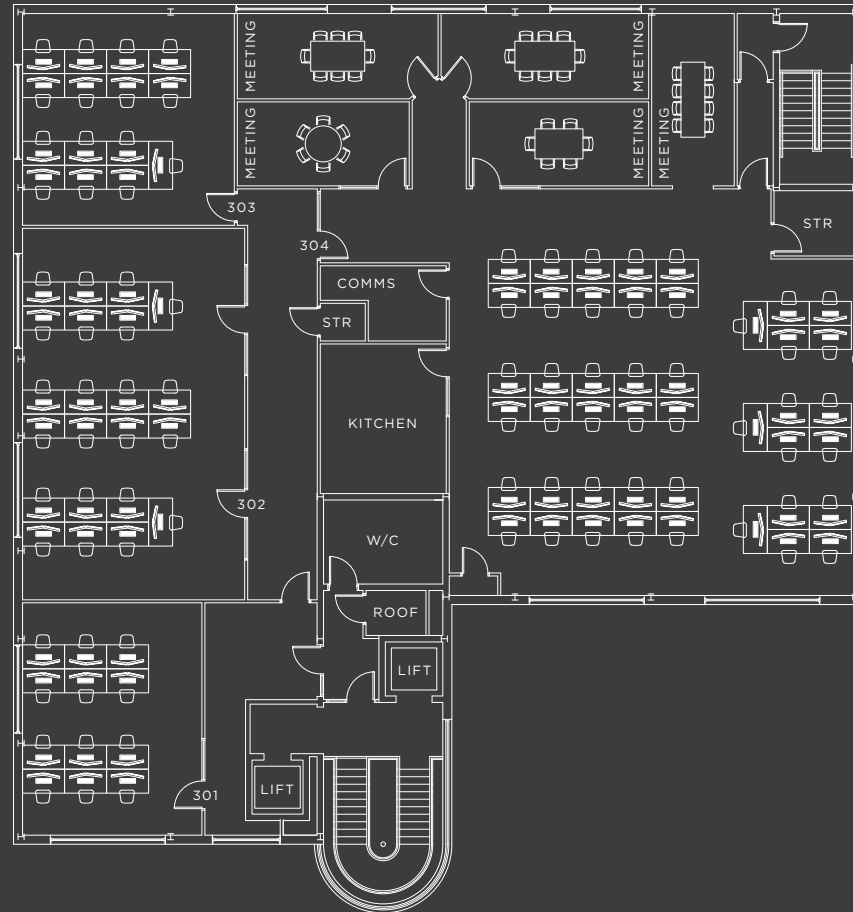
**Availability**

Suite No.	No. of desks
201	2
204	5
210	4
212	3
215	6
219	5

Fully serviced floor.



THIRD FLOOR



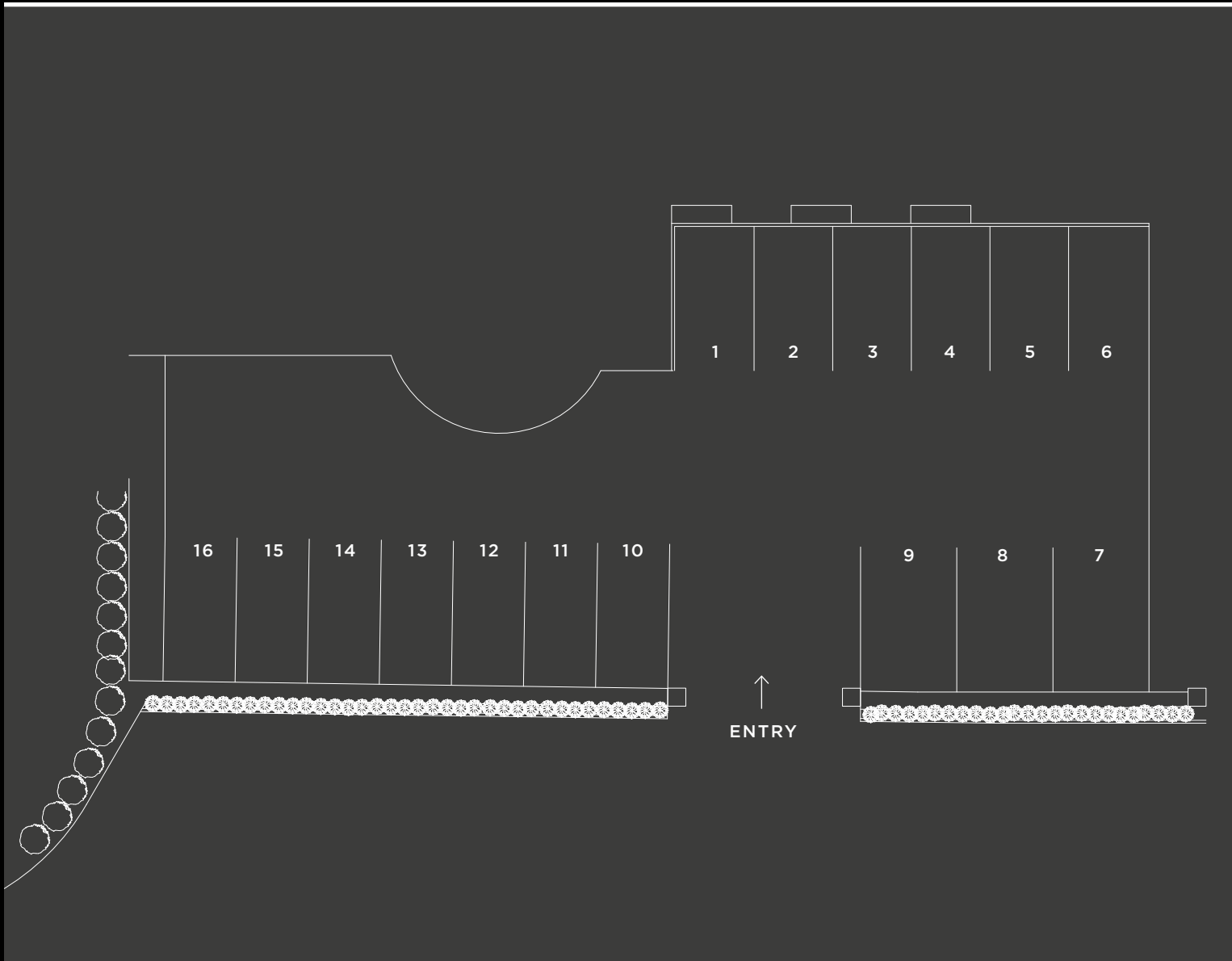
**Third Floor**

575.9 sq m      6,200 sq ft

**Availability**

Suite No.	No. of desks
301	12
302	22
303	15
304	45

Floor can be leased on a serviced, managed or traditional basis.



## P 16 SPACES

Spaces will be allocated on a pro-rata basis and are charged in addition.

4no. spaces benefit from EV charging.

Further spaces are available by way of a separate licence in the car park to the rear of the building.



Option 1

Traditional

COSTS



RENT



RATES



SERVICE CHARGE  
(IF APPLICABLE)



BUILDINGS  
INSURANCE



CAT B FITOUT

Option 2

Managed

INCLUDES



RENT



SERVICE CHARGE  
(IF APPLICABLE)



BUILDINGS  
INSURANCE



CAT A FITOUT



CAT B FITOUT



RATES



DESIGN &  
BRANDING



SINGLE-BILL  
SOLUTION



TECHNOLOGY



FURNITURE  
PACKAGES

Option 3

Serviced

INCLUDES



RENT



BUILDINGS  
INSURANCE



CAT A &  
CAT B FITOUT



COMPLIANCE



EVENTS



RATES



SINGLE-BILL  
SOLUTION



COFFEE, TEA,  
WATER



UTILITIES



FURNITURE DESIGN



TECHNOLOGY



SERVICE  
CHARGE



MAINTENANCE  
& SERVICING



WI-FI



CLEANING



SPECIFICATION

24,800 sq ft 4-storey building

Floor plates of 6,200 sq ft

Grade A Office Specification

2no. passenger lifts

Sustainable led design

Showers and changing

16no. parking spaces (4no. EV spaces)

VRF air conditioning system

Ground floor communal lounge

4no. bookable meeting rooms

360° glazing

ESG

EPC A Rating

100% Green electric supply from renewable sources

No fossil fuels

Waste-management collection facilities to promote recycling and encourage landfill diversion

Low-flow sanitary ware

Smart utility monitoring

Energy efficient sensor-controlled LED lighting throughout

Close proximity to public transport links contributing to the 15-minute City concept

EV parking

Green travel

Net carbon zero in operation

42kW solar install on roof

Biophilic design throughout



Please contact the agent for more detail on the connectivity of the building.



Our spaces are designed to support every kind of workflow. Formation Works features elegant business lounges, versatile breakout zones and premium meeting spaces, all intended to encourage creativity, collaboration and moments of calm.

Whether you are hosting clients, running training days or gathering your team, our high-spec rooms are ready to support you. Every shared area combines comfort, flexibility and function, creating the ideal setting for every type of meeting or interaction.

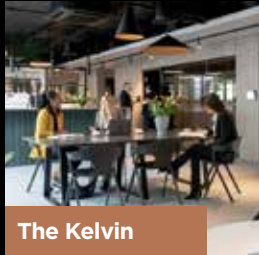
For clients who demand both aesthetics and results, not one or the other. Our expert design team will design your space your way, balancing form with function to deliver interiors that look incredible and work beautifully. The same trusted team behind the Formation Works portfolio is here to bring your vision to life.





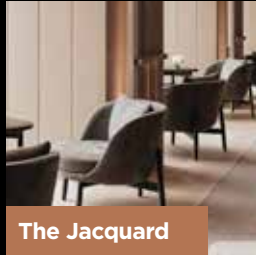
formationworks.co.uk

FOR MORE INFORMATION



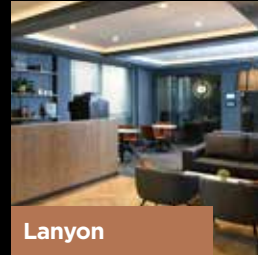
**The Kelvin**

17-25 College Square East  
Belfast BT1 6DE



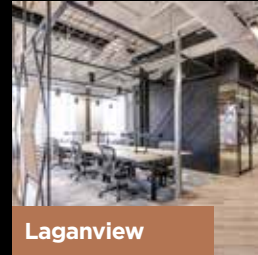
**The Jacquard**

4 Adelaide Street,  
Belfast, BT2 8GA



**Lanyon**

22 East Bridge Street  
Belfast BT1 3NR



**Laganview**

93-95 Ann Street  
Belfast BT1 4QN



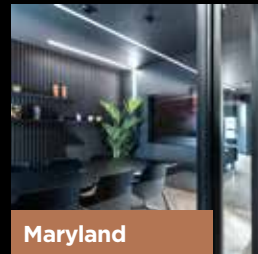
**Adelaide**

Hawthorn Business Park  
1 Falcon Road,  
Belfast BT12 6SJ



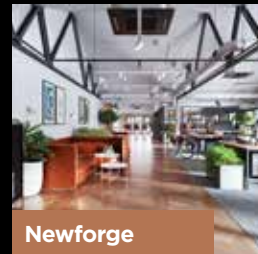
**Edgewater**

Edgewater Business Park  
11-12 Edgewater Road,  
Belfast BT3 9JQ



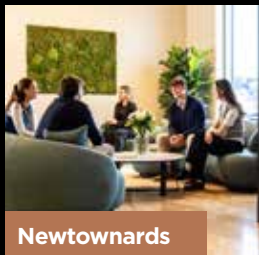
**Maryland**

Maryland Industrial Estate  
286 Ballygowan Road,  
Belfast BT23 6BL



**Newforge**

48 Newforge Lane  
Belfast BT9 5NW



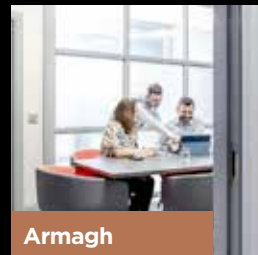
**Newtownards**

Strangford House,  
4 Jubilee Road,  
Newtownards BT23 4YH



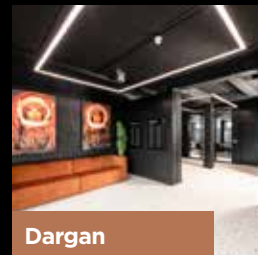
**Lisburn**

Building 1, The Sidings  
Antrim Road,  
Lisburn BT28 3AJ



**Armagh**

2 Edenaveys Industrial Est.  
Edenaveys Road,  
Armagh BT60 1NF



**Dargan**

108-113 Dargan Crescent  
Belfast BT3 9JP

**Kyle Abernethy**  
+44 (0)7429 777 911  
kabernethy@lsh.ie

**Lambert  
Smith  
Hampton**

**Richard McCaig**  
+44 (0)7903 525 280  
richard.mccaig@savills.ie

