NINE

LANYON PLACE, BELFAST

McConnell | JLL Alliance Partner | CBRE NI
PART OF THE AFFILIATE NETWORK

TO LET

Extensively Refurbished Offices

From 5,000 sq ft – 27,187 sq ft

* Image for illustration purposes only.

THE BUILDING

NINE

“ Delivering flexible and adaptable space is key to our occupiers’ performance and growth.”

TENANCIES

The days of one size fits all are gone. We put flexibility at the centre of our deals.

Lanyon Place Ltd work with occupiers to ensure flexible tenancies that meet the needs of occupants in a rapidly changing market.

With average floor plates of 25,000 sq ft, the building, combines scale with flexibility offering leasing solutions ranging from individual quadrants to full floor occupation with a best in class office environment.

FIT OUT

Full involvement or none at all. You decide how we can help you maximise your space.

Fit out solutions can be tailored to occupier requirements, with landlord-led packages available to facilitate a streamlined and cost-effective route to occupation.

Nine Lanyon provides occupiers with the opportunity to create a workplace that reflects their brand, attracts talent, and supports long-term business performance.

GROWTH + EXPANSION

We work with our tenants to assist in growth and help plan for expansion.

Nine Lanyon is a workplace designed to evolve with your business, offering the ability to scale and the quality required to support growth.

From start-up teams to established headquarters, Nine Lanyon’s adaptable accommodation strategy enables occupiers to expand within the building as their business grows, creating a long-term workplace solution.

LOCATION

NINE

Positioned in the heart of Belfast's commercial core, Nine Lanyon Place occupies one of the city's most prestigious and well-connected business locations, overlooking the River Lagan. The building is within a 10-minute walk of Grand Central Station and sits adjacent to Lanyon Place Station, providing exceptional connectivity across Belfast and beyond.

Easily accessible for occupiers and visitors alike, Nine Lanyon Place is surrounded by some of the city's most prominent destinations, including Belfast City Hall, the Cathedral Quarter, and Victoria Square. With a wealth of amenities, restaurants, and cultural attractions on its doorstep, the location offers a vibrant and highly desirable working environment.

Belfast has been named the world's most Business Friendly City of its size and is in the world's top 10 cities for Business Friendliness of any size - ahead of locations like Dubai and Tokyo.

FT fDi Global Cities of the Future

THE BUILDING

Extensively refurbished and thoughtfully redesigned, Nine Lanyon sets a new benchmark for workplace excellence in Belfast. Offering 150,000 sq ft of Grade A office accommodation, the building has been carefully curated to provide a contemporary, future-focused, and sustainable working environment.

Designed around the needs of modern occupiers, Nine Lanyon combines high-quality workspace with exceptional shared amenities that foster collaboration, enhance productivity, and support employee wellbeing. The result is a workplace that helps attract and retain top talent while providing ambitious businesses with the flexibility and infrastructure to thrive at every stage of growth.

DOUBLE HEIGHT CEILING

6.5M TILED WALLS

FOUR LIFTS

FEATURE RECEPTION DESK

SPEED GATES

FEATURE LIGHTING

LEISURE & HOSPITALITY

Every aspect of Nine Lanyon has been carefully considered to enhance the occupier experience, creating a workplace that prioritises wellbeing, collaboration and flexibility.

Generous floor-to-ceiling heights and expansive glazing maximise natural daylight across the office floors, delivering bright, inspiring workspaces that support productivity, comfort and employee wellbeing. Complemented by a thoughtfully curated range of amenities, the building provides an environment where both businesses and their people can perform at their best.

Designed to support modern working lifestyles, Nine Lanyon offers secure cycle storage, premium shower and changing facilities, encouraging active and sustainable commuting. Additional occupier amenities include juice bar, coffee docks, wellness facilities, urban gardens and gym facilities, provide everyday convenience and enhance the overall workplace experience.

The Urban Gardens offer a distinctive outdoor workspace and social destination, creating opportunities to connect, collaborate or simply recharge away from the desk. Providing access to fresh air and landscaped surroundings without leaving the building, these spaces contribute to a healthier, more balanced working environment.

For your convenience.

- GYM
- URBAN GARDEN
- CONFERENCE FACILITIES
- PARCEL STORAGE
- 1X WELLNESS ROOM
- 5 BOOKABLE MEETING ROOMS AND BOARDROOM

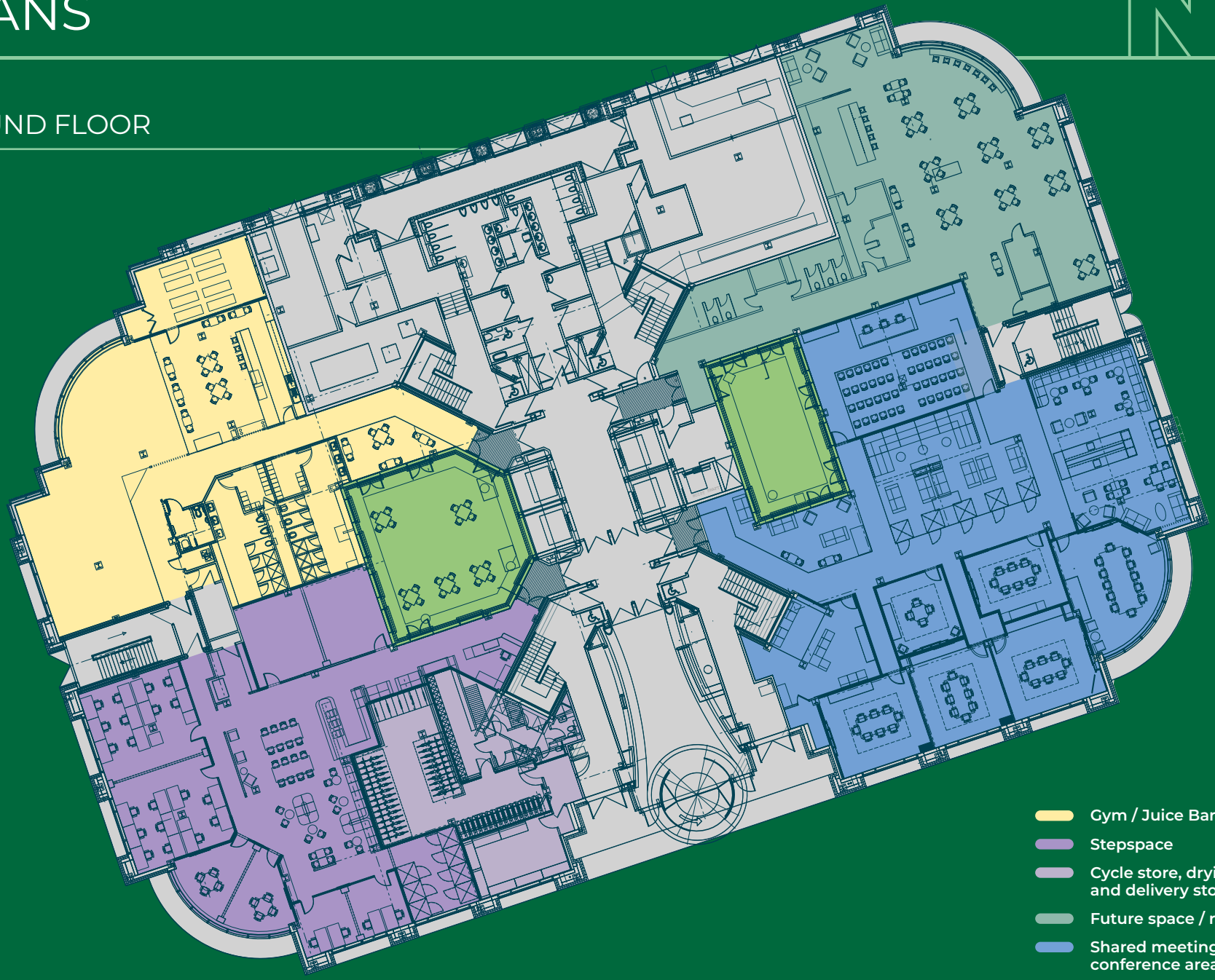
Best in class end of journey facilities.

- 76 X BIKE RACKS
- 10 X SHOWERS
- DRYING ROOM
- 76 X LOCKERS

PLANS

NINE

GROUND FLOOR

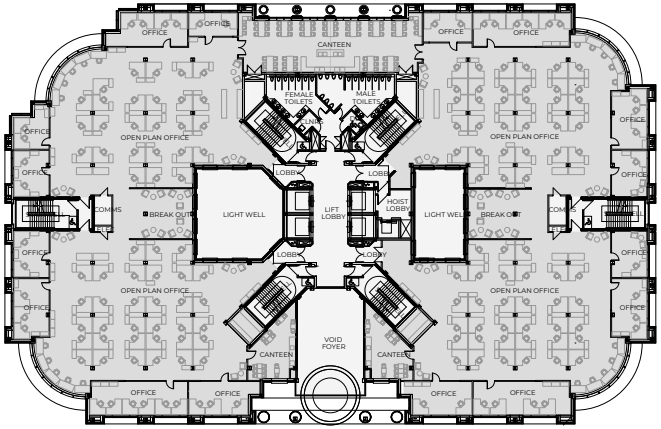


PLANS

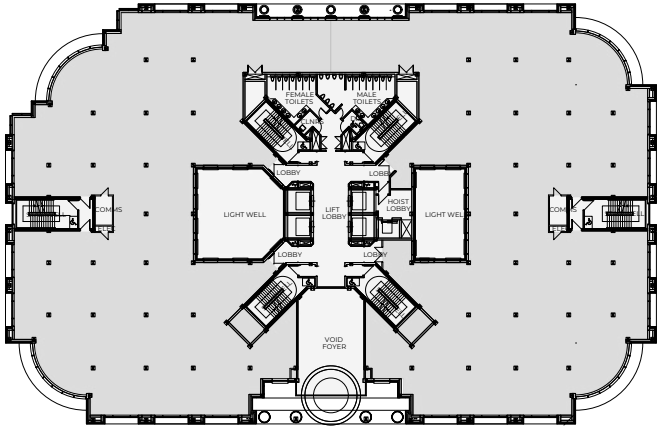
UPPER FLOORS

From the ground floor upwards, all floors have been thoughtfully refurbished to offer an exceptional Grade A Office environment.

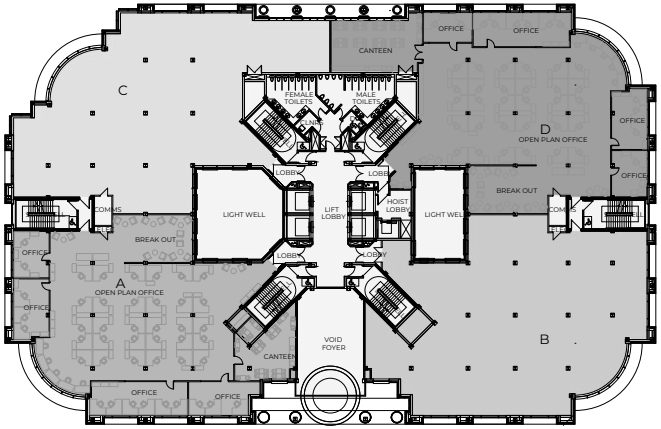
Flexible floor plates arranging from 5,000-25,000 sq ft will provide occupiers with the option to lease entire floors or smaller self-contained quadrants, accommodating a wide range of business sizes and operational needs.



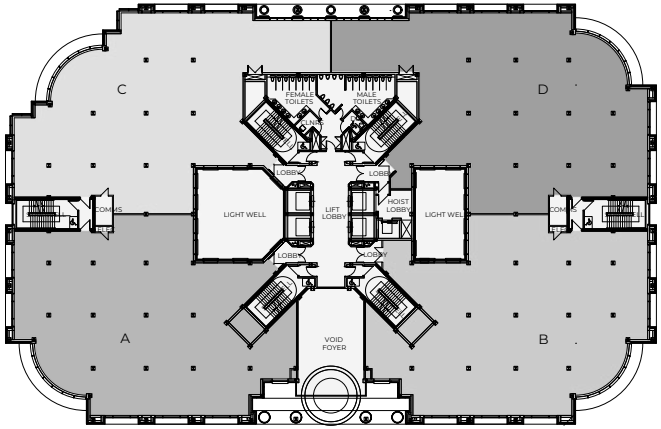
UPPER FLOOR CONCEPT - 1 AREA - OPEN PLAN OFFICE
SCALE 1:200 @ A2
AREA = 2279r



UPPER FLOOR CONCEPT - 1 AREA - BLANK
SCALE 1:200 @ A2
AREA = 2279r



UPPER FLOOR CONCEPT - 4 AREAS - 2 OFFICE LAYOUTS, 2 BLANK
SCALE 1:200 @ A2
AREA A = 570m² AREA B = 578m² AREA C = 538m² AREA D = 588r



UPPER FLOOR CONCEPT - 4 AREAS - BLANK
SCALE 1:200 @ A2
AREA A = 570m² AREA B = 578m² AREA C = 538m² AREA D = 588r

SPECIFICATION

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- Roof level air source heat pumps – Cooling and heating
- Low Energy AHU
- LED controlled lighting
- Carpeted raised floors
- Two coat plaster and emulsion painted finish
- 4 x 21 Passenger Lifts
- 1 x goods lift
- Modern Tiled lift lobby's
- 5 Meeting Rooms
- 5 Telephone Pods
- 1 Conference Room
- 1 Board Room
- Wellness Room
- Gym facilities
- Juice Bar
- Café
- Speed Gates at entry level.
- Building management system
- Access Control System to all floors.
- 76 Bike racks and lockers
- Drying room
- 10 Showers (GF)
- 2 Urban Gardens
- Manned front desk Reception
- CCTV
- BREAAM Very good (Rating Pending)
- SQSS Security qualified (Rating Pending)
- High Speed B/band
- Wi-Fi in common areas.

Accommodation

Floor	Sq ft	Sq m
First	24,456	2,272
Second	25,645	2,383
Third	27,142	2,522
Fourth	27,187	2,526
Fifth	23,841	2,215
TOTAL	**128,271**	**11, 917**

* Images for illustration purposes only.

CONTACT

NINE

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