



MEADOW HOUSE

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May's Meadow
Belfast BT1



Success is driven by talent. Located just opposite Lanyon Place station, Meadow House is **positioned for people.**

Meadow House comprises 24,400 sq ft of fully refurbished, Grade A office accommodation. The accommodation is across ground to fourth floors which are serviced by 2 no. passenger lifts. Each floor totals 6,100 sq ft of open plan space that benefits from an abundance of natural light.

The Interiors + Workspaces



1



2



3

- 1. Central staircase
- 2. Typical office space
- 3. Lobby + lift access

Positioned for people.



Location

Meadow House is situated in close proximity to a number of Belfast's landmark buildings to include the Hilton Hotel, BT Tower, Lanyon Place Station, St George's Market, Belfast City Courthouse and is only a short walk from Belfast City Hall and Victoria Square. Other Global Companies that have recently located themselves in this City Centre Waterfront area include Allstate, Concentrix, KPMG, Pinsent Masons and Land and Property Services. All have made sizable investments in this area of the city, being so close to the City Hall.

- 1 Santander
- 2 Allstate
- 3 Concentrix
- 4 BT
- 5 ICC Conference
- 6 KPMG and Pinsent Masons
- 7 Belfast Law Courts
- 8 Ulster Bank
- 9 Danske Bank
- 10 Vela Systems
- 11 New PWC (merchant Sq)
- 12 Victoria Square Shopping
- 13 St Georges' Market
- 14 Deanes Restaurant
- 15 OX Dining
- 16 Home Restaurant
- 17 Hilton Hotel
- 18 Premier Inn
- 19 Ten Square Hotel
- 20 Grand Central Hotel
- 21 Lanyon Place Station
- 22 Oxford Street Car Park
- 23 Waterfront Hall
- 24 City Hall
- 25 LPS Lanyon Plaza
- 26 Strategic Investment Board
- 27 PWC
- 28 Lanyon Car Park
- G Nearby Glider Stops



Belfast, Northern Ireland's capital city, is rapidly becoming one of the most attractive locations globally for Foreign Direct Investment. A surplus of talented graduates along with competitive operational costs both contribute to this global interest, especially from USA, which is now being shown in Belfast as a sought after office location.



Nearly **75%** of new inward investors reinvest in Northern Ireland



Lord Kelvin, the father of modern science, **was born in Belfast in 1824**



Over **900** international companies have invested in Northern Ireland



Belfast is one of FT fDi Intelligence's **Top 10 Digital Economies of the future**



Belfast is the world's **most business friendly city** of its size, according to The Financial Times



More than **5,000** people graduate annually with **business-related degrees** from Northern Ireland's two world-class universities



Corporation tax is currently 19%, **reducing to 17% in April 2020** - 2nd lowest in Western Europe



70% of our IT professionals hold a **higher education qualification** - this is the highest in the UK. We have pools of talent in the fast growing areas of animation, AI and mobile apps



R&D Tax Relief **12% HMRC R&D Expenditure Credit**



Belfast is Europe's leading location for **new software development projects**. Investors include - Allstate, Fujitsu, Caya and BT



Operating costs average **20% to 30% less** than the rest of the UK and Europe







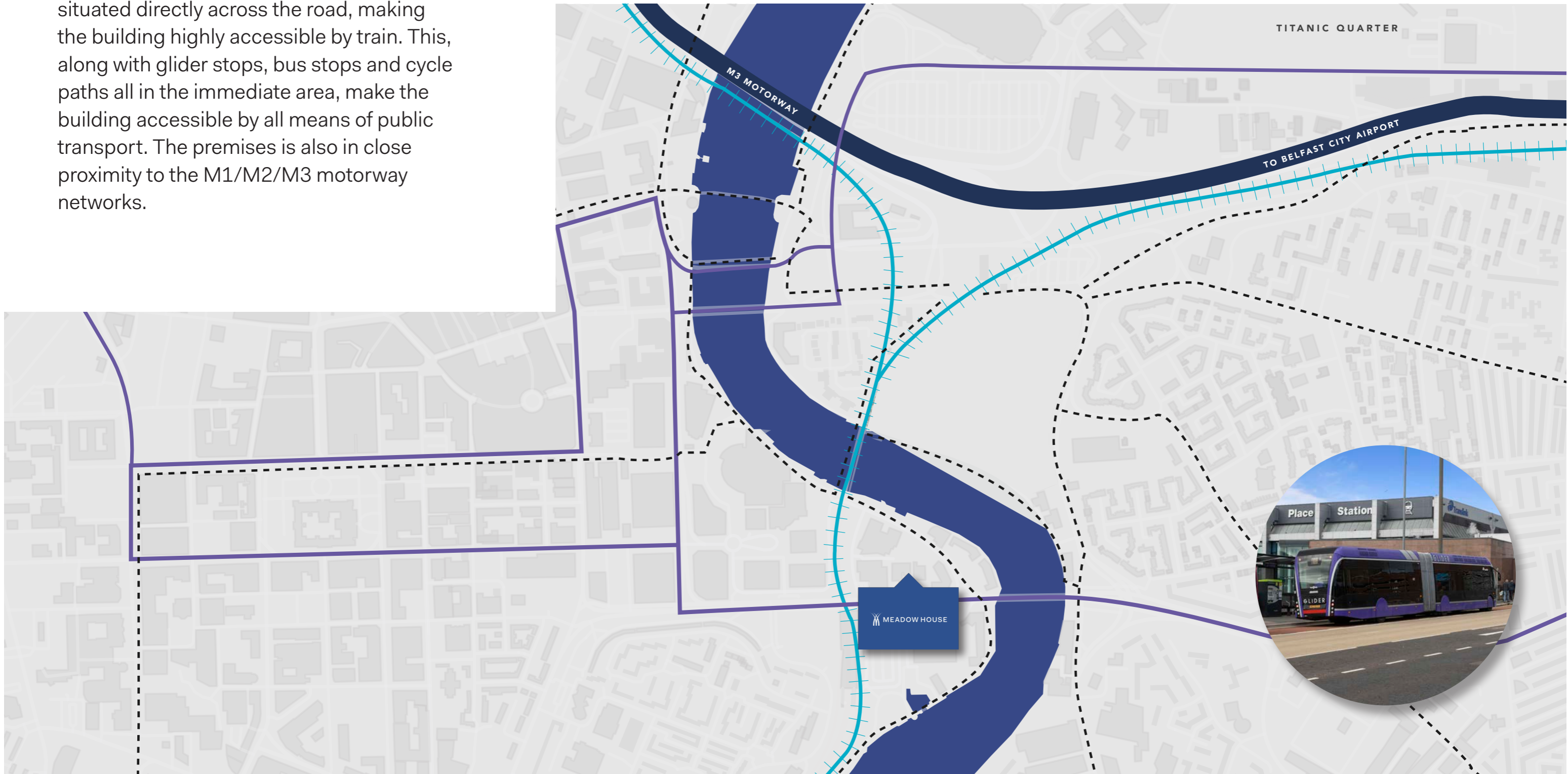
Northern Ireland supplies **sophisticated software for the world's major financial institutions**. Our cluster includes names such as Citi, Vela, FinTru, CME and Fidessa

Transport + Connectivity

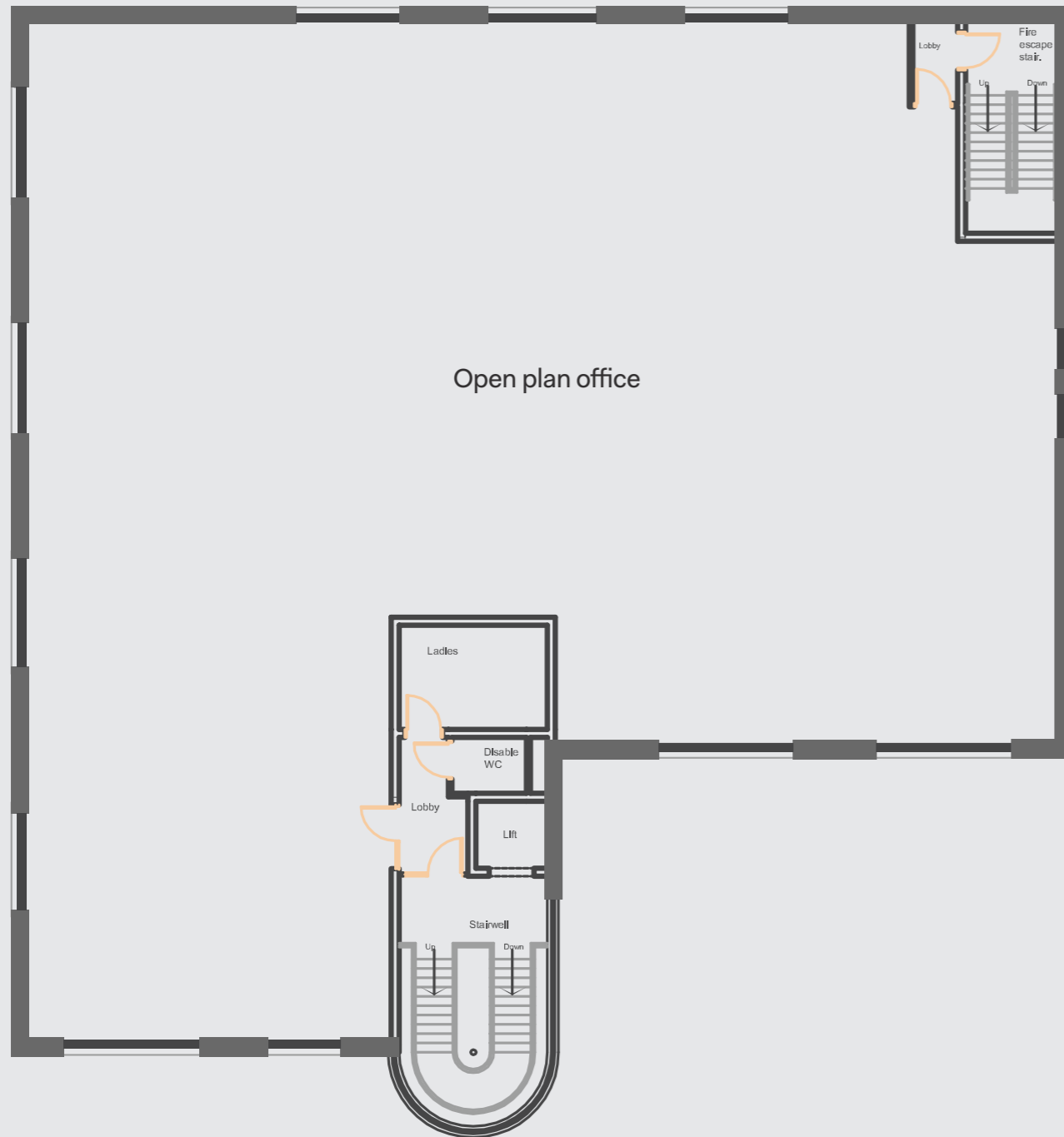
Meadow House occupies a prominent position on East Bridge Street, Belfast. The newly refurbished Lanyon Place Station is situated directly across the road, making the building highly accessible by train. This, along with glider stops, bus stops and cycle paths all in the immediate area, make the building accessible by all means of public transport. The premises is also in close proximity to the M1/M2/M3 motorway networks.

Map Key

-  Motorway
-  Glider Rapid Transit System
-  Cycle / Walking
-  Rail



Existing Floor Plan



Disclaimer

These floor plans have been prepared for marketing purposes only. All descriptions, dimensions, depictions and other details in these floor plans may not be to scale and may vary to the property as built. Please note all floor plates are currently open plan but these are suggested floor plans for ease of reference. Copy CAD & PDF of the existing floorplans are available from the agents.

Indicative Office Layout



- Open office plan seating: 50 staff
- Hot desking: 8 staff
- 2 generous private offices
- 4 meeting rooms
- Collaboration booths: 14 staff
- 3 phone / focus pods
- 2 meeting pods seating 2 each
- Kitchen seating 22 staff
- 1 print hub
- 1 comms + utility
- 2 person reception
- Visitor waiting area
- Total - 60 staff**

Details

Schedule of Accommodation

		NET M ²	NET FT ²
Ground	Office	566.7	6,100
1st	Office	566.7	6,100
2nd	Office	566.7	6,100
3rd	Office	566.7	6,100
Total	—	2,266.8	24,400

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Lease Details

Term - By negotiation

Rent - £18.50 per sq ft.

Service Charge - Estimated at £3.50 psf + VAT

Insurance - The tenant will be responsible to reimburse the landlord with a fair proportion of insuring the building.

Energy Performance

The property benefits from EPC rating of C59. A copy of the certificate is available on request.



Specification

Fully refurbished lobby areas

Fully refurbished WC facilities on each floor

Raised access flooring

Suspended ceilings with integrated LED lighting

Floor to ceiling height (from raised access floor to suspended ceiling) is 2.7m

New VRF air conditioning system (specification available on request)

Serviced by 2 passenger lifts

Finished to a CAT A specification

Highly accessible location and in close proximity to public transport

Self contained building



Rates

We have been advised by Land and Property Services of the following:

Net Annual Value: £270,500

Rate in £ 19/20: £0.6141

Rates payable, if applicable: £166,124

NB rates payable are estimated at £6.80 psf

For further information, please contact

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Value Added Tax

We are advised that the subject premises is VAT registered and therefore Vat will be payable in addition to the rent.



↓ Disclaimer

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