

# GROUND & FIRST FLOOR **THE LIFEBOAT**

Queens Square, Belfast, BT1 3FG

## **LOCATION**

The Boat is an iconic Grade A office building which benefits from panoramic views over Belfast City Centre, the River Lagan and Belfast Lough.

It is within a short walk of the prime city centre retail core and close to Lanyon Place Train Station. Further benefits include being conveniently located adjacent to a glider stop and within close proximity of Laganside Bus Station and GoPark, a 282 space car park located at Donegall Quay. Immediately adjacent the property at the Big Fish is a Belfast Bikes docking station.

Current occupiers within The Boat include Staffline Recruitment, Codec, Finyx Consulting, the Electoral Commission, the Bar Library and the British Council.

The accommodation may suit those occupiers wishing to relocate from serviced offices.

## **ACCOMMODATION**

Ground and First Floor - 2,230 sq ft / 207 sq m





# GROUND AND FIRST FLOOR

## DESCRIPTION

The ground and first floor suite comprises of an open plan office area over ground and first floor with lift access.

The space is available on a fully furnished plug and play basis. Further details upon request.

## TERM

5 years

## RENT

£19.50 per sq ft,  
per annum, exclusive.

## REPAIRS

Effective FRI terms through a service charge. The service charge is currently estimated to be £1.91 per sq ft.

## RATES

Rates payable for 2025/26 is estimated at £9.50 per sq ft.

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks.

## EPC

The property has an EPC rating of B44.

# THE LIFEBOAT

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## CONTACT

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