

RIVER HOUSE

CATHEDRAL QUARTER
BELFAST

RETAIL UNIT
AVAILABLE
c. 1,292 SQFT

INTRODUCE YOUR BUSINESS
TO NORTHERN IRELAND'S MOST
EXCITING NEIGHBOURHOOD



BELFAST IN BLOOM

**WORLD-RENOWNED
FOR ITS HISTORY,
CULTURE, FOOD AND
MUSIC, BELFAST IS ON
THE RISE RIGHT NOW.**

With its economy and urbanised centre expanding year-on-year, Northern Ireland's biggest city has never been more vibrant, more prosperous or more tempting.

Belfast's sustained growth inspired us to create River House, a state of the art office and retail building in the heart of the exciting Cathedral Quarter.



**RIVER
HOUSE**

RIVER HOUSE

Belfast Harbour
Movie Studios

Queens University

- 1. Mechant Hotel
- 2. The Obel
- 3. Titanic Belfast
- 4. SSE Arena

- 5. Ulster University
- 6. St Anne's Cathedral
- 7. CastleCourt
- 8. Victoria Square

- 9. City Hall
- 10. The Europa Hotel
- 11. Europa Buscentre
- 12. Great Victoria Street Train Station

- 13. Central Station
- 14. Waterfront Hall
- 15. The Grand Central Hotel
- 16. Belfast City Airport

- 17. Weavers Cross Development
- 18. Belfast Waterside Development

COMING SOON
TO BELFAST >>>

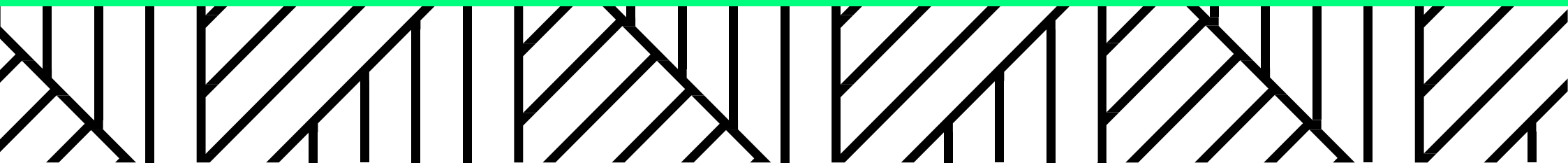
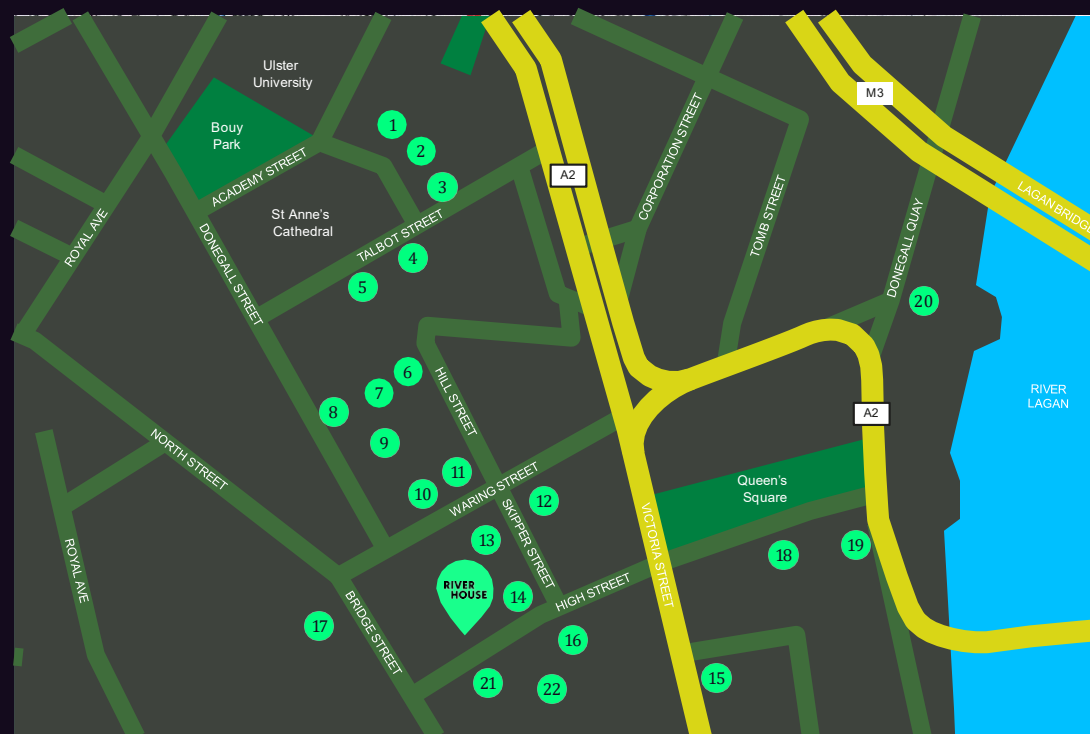
- > The **£90 MILLION** Glider rapid-transit system, greatly boosting connectivity in and around the city centre
- > Ulster University's all-new **£250 MILLION BELFAST CAMPUS**, a 75,000 sq m development supporting 15,000 students and staff
- > The city centre's new **WEAVERS CROSS** neighbourhood: completing in 2022, it'll comprise residential, hotel, office and commercial space alongside a transport hub



IT ALL HAPPENS HERE

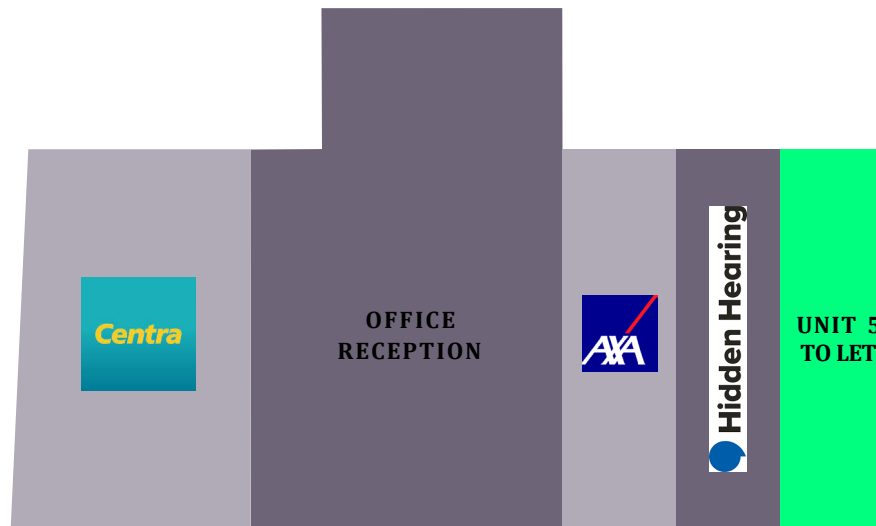
Belfast's world-famous Cathedral Quarter offers a heady mixture of old and new, of chilled and thrilling. Here, cobbled streets and hanging flower-baskets meet cutting-edge cuisine, trendy bars and hot-ticket art shows. There's nowhere else in Belfast – or anywhere, really – quite like it.

- | | |
|---|------------------------|
| 1. Coppi | 12. The Merchant Hotel |
| 2. House of Zen | 13. The Spaniard |
| 3. Buba | 14. The National Bar |
| 4. Established Coffee | 15. Malmaison Belfast |
| 5. Made in Belfast | 16. Muriel's Cafe Bar |
| 6. The Dark Horse | 17. Whites Tavern |
| 7. Duke of York | 18. McHugh's Bar |
| 8. Hadskis | 19. The Boat |
| 9. Muddlers Club | 20. The Obel |
| 10. Premier Inn Belfast
City Cathedral Quarter | 21. McCrackens |
| 11. Bunsen Burger | 22. The Morning Star |



RIVER HOUSE

GROUND FLOOR



SCHEDULE OF AREAS

Unit 5	106 sq m	1,292 sq ft
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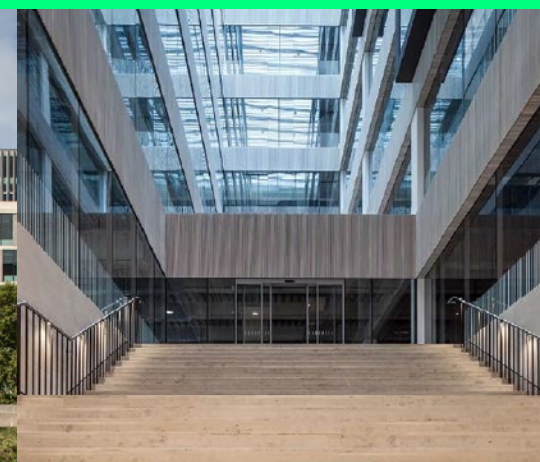
- › Units delivered to standard developers shell, with services capped to a point
- › Full repairing and insuring lease terms

RIVER HOUSE

The retail units at River House benefit from the high footfall and a catchment of 1,000 staff that occupy the 13 floors of Grade A offices above.



160 Aldersgate Street, London
202,000 sq ft
DLA Piper HQ, Grade A Office



THE DEVELOPER

CASTLEFORGE is a pro-active landlord with holdings throughout the UK and Europe. We pride ourselves on being responsive, flexible and are fully funded to ensure we can meet tenant requirements fast with no external decision making.

www.castleforge.com

10 Montrose Street, Glasgow
60,000 sq ft
Refurbished character space



ALL ENQUIRIES

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DEVELOPER



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