

FOURTH FLOOR THE LIFEBOAT

Queens Square, Belfast, BT1 3FG

DESCRIPTION

The Lifeboat forms part of the iconic Grade A office Boat 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, Mott MacDonald, the Bar Library and the British Council.

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

ACCOMMODATION

Fourth Floor – 1,453 sq ft / 135 sq m



FOURTH FLOOR THE LIFEBOAT

Queens Square, Belfast, BT1 3FG

TERM

10 years

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

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 £3.35 per sq ft.



RATES

Rates payable for 2023/24 is estimated at £7.93 per sq ft.

EPC

The EPC certificate is below, and a copy can also be made available upon request.

Energy performance certificate (EPC)		
4th Floor The Boat Building Queens Square Belfast BT1 3FG	Energy rating C	Valid until: 25 October 2032 Certificate number: 1117-1703-2040-7248-1828
Property type	B1 Offices and Workshop businesses	
Total floor area	462 square metres	
Energy efficiency rating for this property		
This property's current energy rating is C.		
Properties are given a rating from A+ (most efficient) to G (least efficient).		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	24 A	
If typical of the existing stock	63 C	
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		

CONTACT

James Turkington

T: 077 9620 8416

E: james.turkington@cbreni.com

David Wright

T: 077 1168 6101

E: david.wright@cbreni.com

CBRE NI

PART OF THE AFFILIATE NETWORK

The Linenhall,
32-38 Linenhall Street,
Belfast, BT2 8BG

T: 028 9043 8555

www.cbreni.com



Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice. October 2023.