



TO LET

City Quays 3, 92 Donegall Quay, Belfast, BT1 3FE

Grade A Office Space 13,787 sq ft (1,281 sq m)

Colliers

# City Quays 3, 92 Donegall Quay, Belfast, BT1 3FE

## PROPERTY SUMMARY

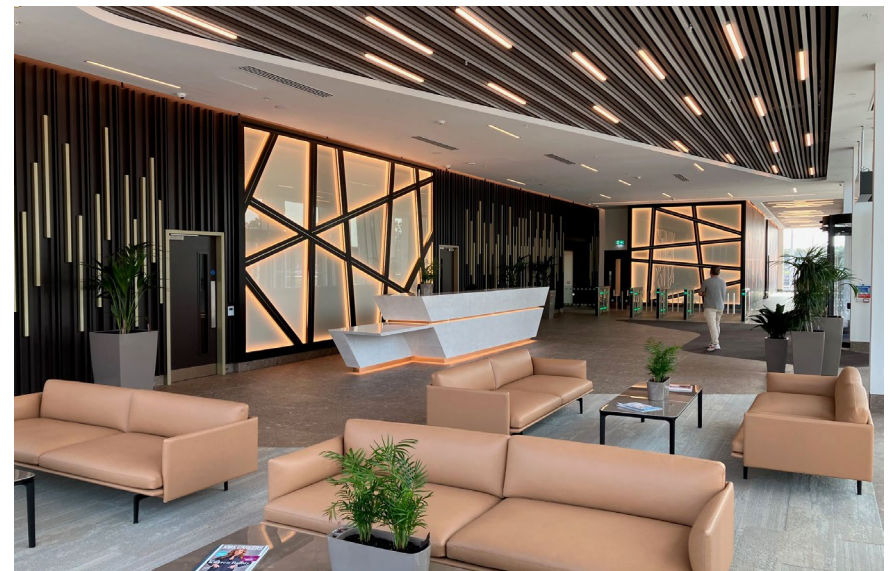
- City Quays 3 is a best in class “Grade A office building.
- The 9th floor suite offers outstanding panoramic views across Belfast City Centre.
- Excellent connectivity to city retail core and motorway network.
- In immediate proximity to a range of retail, leisure and service amenities.
- Grade A fit out to be completed in Q4 2023.
- 365/24/7 access.
- BREEAM excellent.
- 6 high speed, 24 person lifts.
- Available January 2024.
- Car parking available in adjacent multi-storey car park.

## Location

City Quays is a £275 million, mixed use regeneration project brought forward by Belfast Harbour, set on 20 acres of waterfront land and benefiting from its immediate connectivity to Belfast city centre and the wider motorway network.

City Quays boasts a strong roster of global corporate occupiers who include; Baker McKenzie, TP ICAP, Golf Now (NBC Universal), Microsoft and Santander. Other agencies include a 188-bedroom AC Hotel by Marriott , a 900-space multi-storey car park operated by NCP and a Belfast Bikes station.

The location benefits from its outstanding waterside aspect and the riverside walkway provides easy access to the city retail core.



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## Description

The subject suite within City Quays 3 offers an unrivalled waterfront location providing 13,787 sq ft of best-in-class Grade A office accommodation.

The building design is occupier led and is accessed via an impressive secure staffed and spacious ground floor entrance lobby which provides generous meeting space.

The subject suite, unlike any other in the building, will be finished to a CAT A specification, expediting a tenant's occupation of the building

The suite provides column free floorplates maximizing occupational efficiencies.

Additionally, the 13th floor provides the unique provision of a communal internal event space and wrap around external terrace for the use of tenants within the building.

## Specification

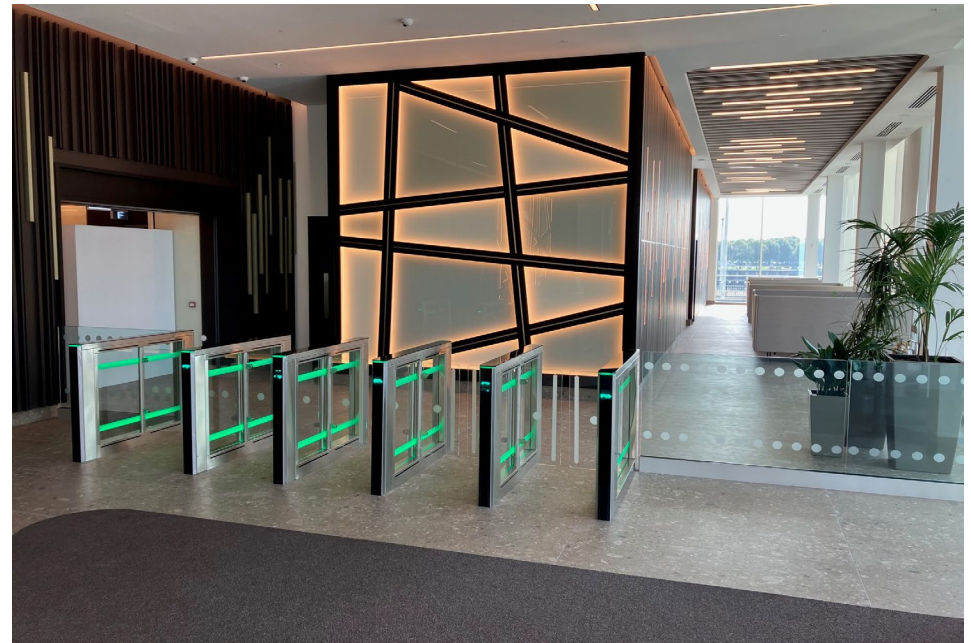
- Raised computer access flooring
- Full heating and cooling air conditioning
- Floor to ceiling glazing
- 6 high speed 24 person lifts

## Accommodation

13,787 sq ft

## Lease Details

Term:	Flexible lease term
Rent:	£330,888 per annum exclusive equating to £24.00 per sq ft
Service Charge:	Estimated to be £5.00 per sq ft based upon current service charge year
Rent Review:	5 yearly upwards only
VAT:	All prices and outgoings are exclusive of VAT which may be chargeable



 Locations

- |                                 |   |
|---------------------------------|---|
| 01. Titanic Belfast             | 07. PWC                                   |
| 02. SSE Arena                   | 08. City Hall                             |
| 03. City Group                  | 09. Victoria Square                       |
| 04. University of Ulster        | 10. (ICC) International Convention Centre |
| 05. Weavers Cross Transport Hub | 11. Lanyon Place                          |
| 06. Queens University           | 12. George Best Belfast City Airport      |


 On Foot

- |                                       |         |
|---------------------------------------|---------|
| (ICC) International Convention Centre | 5 mins  |
| City Hall                             | 10 mins |

 Driving

- |                               |         |
|-------------------------------|---------|
| Ferry Terminals               | 10 mins |
| Belfast City Airport          | 10 mins |
| Belfast International Airport | 18 mins |
| Dublin                        | 2 hours |

 Glider Stops

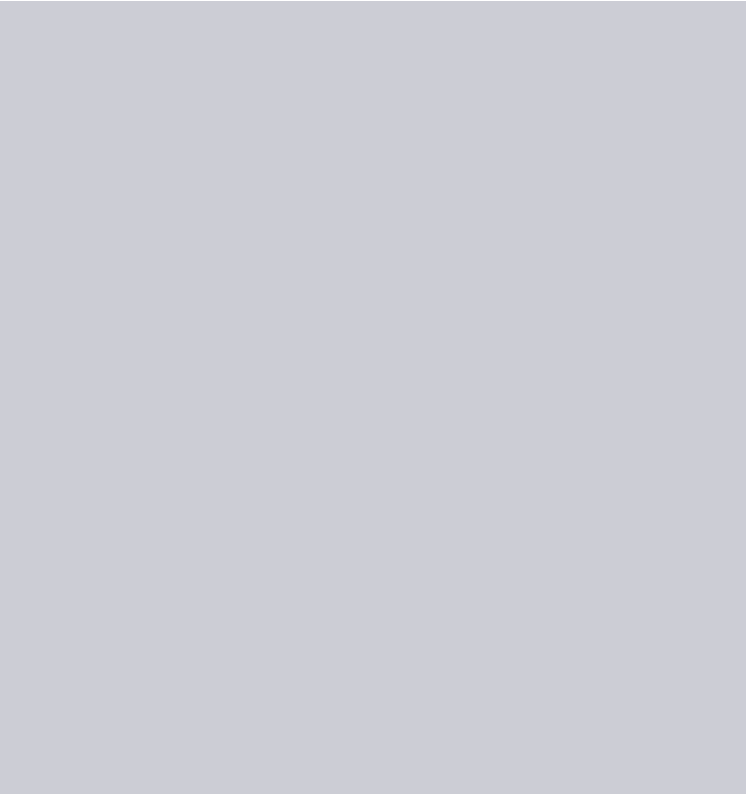
 Train Stations



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## EPC to be added on PC of works



## Further Information

For further information or to arrange an inspection of the property, please contact:

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Internal finished floor shot to be added