



TO LET CITY QUAYS 2

34,689 sq ft of fully fitted, BREEAM excellent Grade A office accommodation across 3 floors available for immediate occupation

OVERVIEW

City Quays is a £275m regeneration scheme on 20 acres of waterfront land in Belfast City Centre. Development to date includes a total of 344,000 sq ft of Grade A office accommodation, a 4 star AC by Marriott Hotel, a café, restaurant, convenience retail and a multi-storey car park.

- 3 Grade 'A' office floors
- Waterfront location
- Panoramic views
- BREEAM Excellent Sustainability Accreditation
- Cycle racks, shower and changing facilities
- Column free, rectilinear floorplates for complete flexibility
- 34,689 sq ft square feet of Space
- First, Third and Fourth Floors available
- First Floor finished to CAT A specification
- Third and Fourth Floors benefit from both CAT A and CAT B fit out to include furnishings
- City Quays Multi Storey Car Park with dedicated availability for City Quays customers



Current office occupiers within the City Quays scheme include:

Afiac

Investec

BRSGOLF

Baker McKenzie

TSYS

itv

U105

LOCATION

Location and accessibility are key to an engaged workforce. Effective transport links to City Quays 2 and provision of a variety of modes of transport, including public transport, cycle and walking routes improve workplace wellbeing and link to productivity. City Quays 2 is within walking distance of key amenities for both day and night time activities including retail, hospitality and transport links.

City Quays 2



TO LET - City Quays 2, Belfast BT1 3BG

WHY BELFAST?



Track record - 900 international companies are located in Northern Ireland, employing over 100,000 people. 71% of new investors reinvest.



High growth clusters - Belfast is home to thriving clusters of high growth companies, with significant strengths in creative and digital, financial and professional services, cyber technology and advanced engineering and manufacturing



NI has one of the youngest and fastest growing populations in Europe. 55% of NI's population are under the age of forty.



Belfast is one of the FT FDI Intelligence's Top 10 Digital Economies of the future.



Belfast's operational costs are considerably lower than other comparable UK cities.



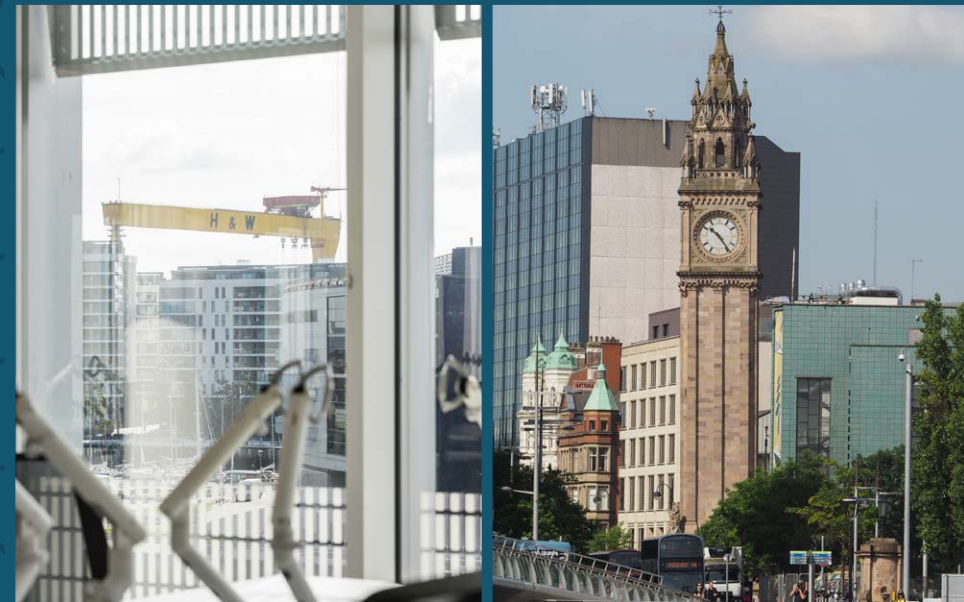
Belfast is the world's most business friendly city of its size.



Northern Ireland has 2 world class universities (Queens University and Ulster University) with over 15,000 students graduation from business related degrees each year.



Belfast has 2 airports providing access to all major UK cities and many international cities.



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CITY QUAYS GARDENS

- Multimillion pound investment by Belfast Harbour to create a new 2 acre public garden for Belfast
- Located adjacent to City Quays and the historic Belfast Harbour Office
- Developed with wellbeing, sustainability and environmental excellence at the core
- Featuring richly planted green spaces, seating, events lawns and outdoor workspace with publicly available 5G WiFi
- On target to be delivered by Q4 2024



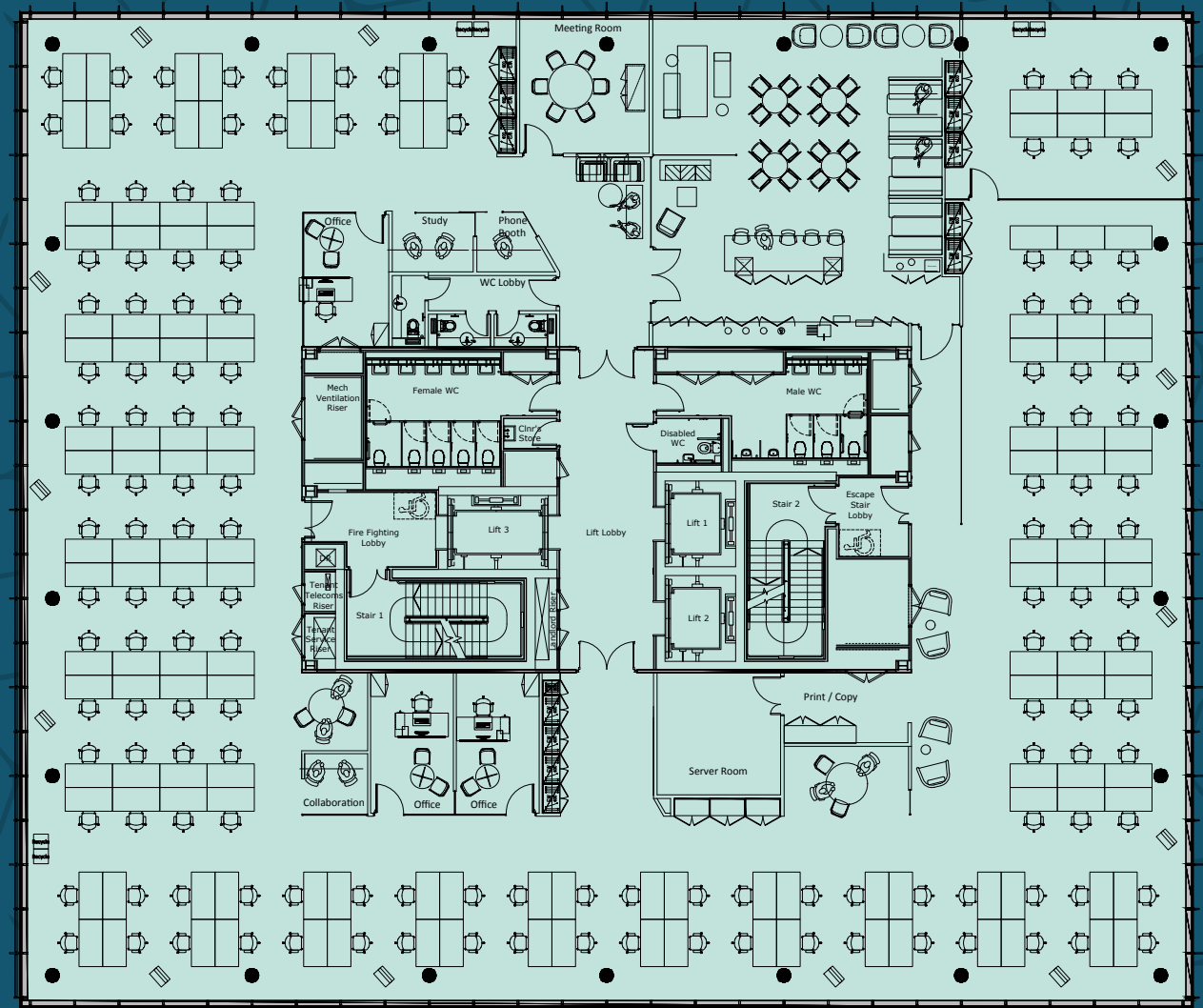
Artist Impression

SCHEDULE OF ACCOMMODATION

City Quays 2

Floor	Sq Ft	Sq m
First Floor	11,563	1,074
Third Floor	11,563	1,074
Fourth Floor	11,563	1,074
Total	34,689	3,222

N.B The first Floor is finished to a CAT A standard. The third and fourth floors benefit from both a CAT A and CAT B fit out to include furnishings. For more information please contact the agent



Fourth Floor

SPECIFICATION



Grade A office accommodation totalling 34,689 sq ft



BREEAM excellent rating



Raised access flooring



Air-conditioning



Energy efficient LED light fittings



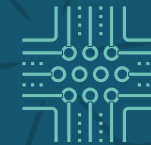
Cycle racks, shower and changing facilities



Access control system with 24/7 access



Belfast Harbour Prosperity Agreement with NIEA with Net Zero target by 2030



First Floor benefits from CAT A fit out



All occupiers on 'Green Leases'



Green electricity tariff with 100% renewably sourced electricity



3 x passenger lifts



Third and Fourth floors benefit from CAT A and CAT B fit out to include furnishings



Highly efficient glazed façade with Ceramic frit and brise soleil solar shading to reduce solar gain



Air Source heat pumps with heat recovery

(breakdown of specification along with furniture inventory available upon request)

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City Hall
5 minute drive



Lanyon Place
7 minute drive



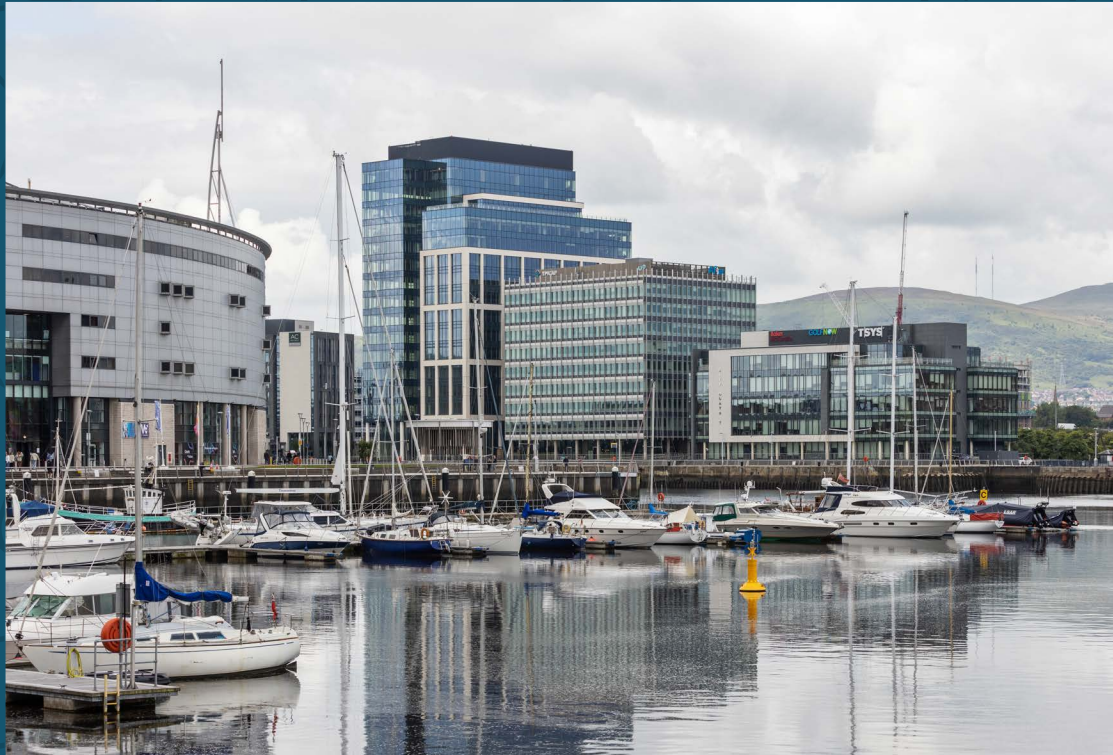
George Best Airport
9 minute drive



M3 Motorway
1 minute drive

LEASE DETAILS

For further information please contact Lambert Smith Hampton.



FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Tom Donnan

T: 074 4249 5827

E: tdonnan@lsh.ie

Philip Smyth

T: 077 3988 2433

E: pssmyth@lsh.ie

**Lambert
Smith
Hampton**

**Lambert Smith
Hampton**

Clarence House
4-10 May Street
Belfast BT1 4NJG

T: 028 9032 7954

W: www.lsh.ie

 [@LSHtweets](https://twitter.com/LSHtweets)



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