

# theboat<sup>o</sup>

GRADE A OFFICE SPACE - TO LET

Queens Square, Belfast, BT1 3FG

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



**THE BOAT, QUEENS SQUARE, BELFAST, BT1 3FG**

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**The Boat is an iconic Grade A office building benefiting from panoramic views over Belfast City Centre, the River Lagan and Belfast Lough. Space available from 1,453 to 4,090 square feet per floor.**





## LOCATION

The Boat is situated in a very prominent location within the extremely popular business and leisure area of the city centre. 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 the glider stop and within close proximity of Laganside Bus Station and GoPark, a 282 space car park located at Donegall Quay.



2 minute walk from Laganside Bus Centre



12 minute walk to Lanyon Place Train Station



Glider stop immediately adjacent on Queens Square



George Best Belfast City Airport is within a 5 minute drive



M1 & M2 motorways are accessed within 10 minutes



Belfast bike dock located on the adjacent public realm beside The Big Fish



A number of hotels are located within a 5 minute walk

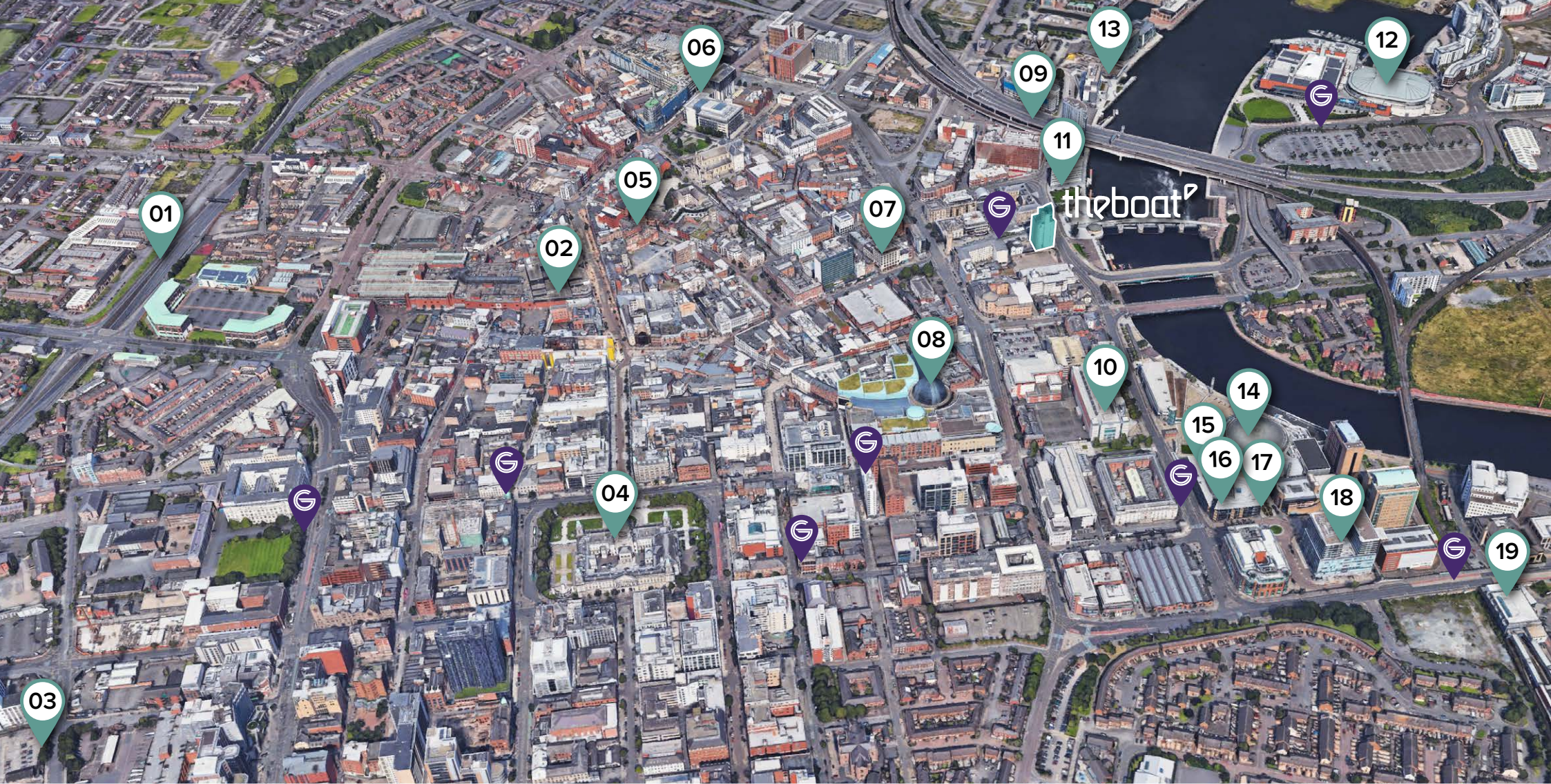


Numerous coffee shops within a 5 minute walk



4 minute walk to Better Gym Belfast






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- 01. Westlink
- 02. CastleCourt
- 03. Weavers Cross Transport Hub

- 04. City Hall
- 05. Tribeca
- 06. Ulster University
- 07. Cathedral Quarter
- 08. Victoria Square
- 09. M3 Motorway

- 10. Laganside Court
- 11. Allen & Overy
- 12. Odyssey Pavilion
- 13. Baker McKenzie
- 14. ICC
- 15. KPMG

- 16. Bank of London
- 17. Pinsent Masons
- 18. Land & Property Services
- 19. Lanyon Plaza
-  Glider



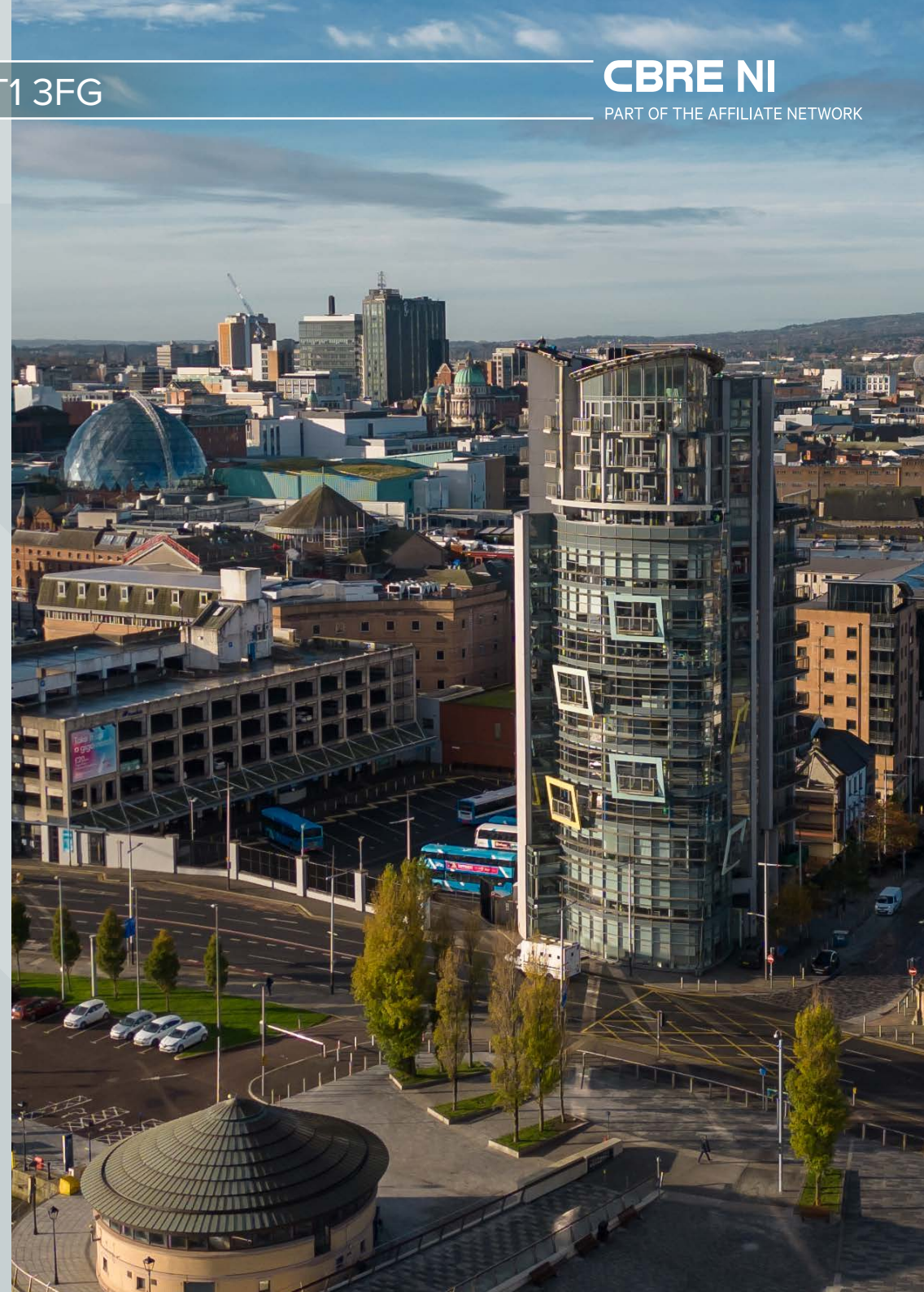
## THE BUILDING

The Boat is a 14 storey building comprising 9 floors of offices and 8 luxury apartments with all floors having floor to ceiling glazing, maximising the views.

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

### Key Attributes

- Highly glazed office environment with curtain walling extending from floor to ceiling
- Excellent natural light
- Solar shading, timber louvered façade to the River Lagan
- Double height entrance foyer with two high speed passenger lifts
- Male and Female WC's on each floor
- Shower facilities
- Plastered and painted walls
- Raised access flooring
- Individual ventilation comfort cooling/heating on each floor
- Suspended ceiling with integrated CAT 2 lighting
- External balconies on each floor





## ACCOMMODATION

	THE BOAT	THE LIFEBOAT	TOTAL
Ground & First Floor		2,230 Sq Ft	2,230 Sq Ft
Third Floor	2,637 Sq Ft	1,453 Sq Ft	4,090 Sq Ft
Fourth Floor	Occupied	1,453 Sq Ft	1,453 Sq Ft

\* All areas being approximate

The office suite on the ground and first floor of the Lifeboat building provides a self contained office, with own door access directly from Queens Square.





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## ADDITIONAL INFORMATION

### Rent

£19.50 per sq ft, per annum, exclusive.

### Plug & Play

All suites are available on a fully furnished plug and play basis. Further details upon request.

### Repairs

Effective FRI terms through a service charge. A service charge will be levied on a pro-rata basis to cover communal services, external repairs etc. The service charge is currently estimated to be £3.35 per sq ft.

### Rates

Rates payable for 2024/25 is estimated at £8.50 per sq ft.

### VAT

The building is elected for VAT and therefore VAT will be payable on all outgoing.

### Energy Performance Certificates

Area	EPC Rating
Lifeboat - Ground / First Floor	B44
Entire - Third Floor	C63
Entire - Fourth Floor	C56

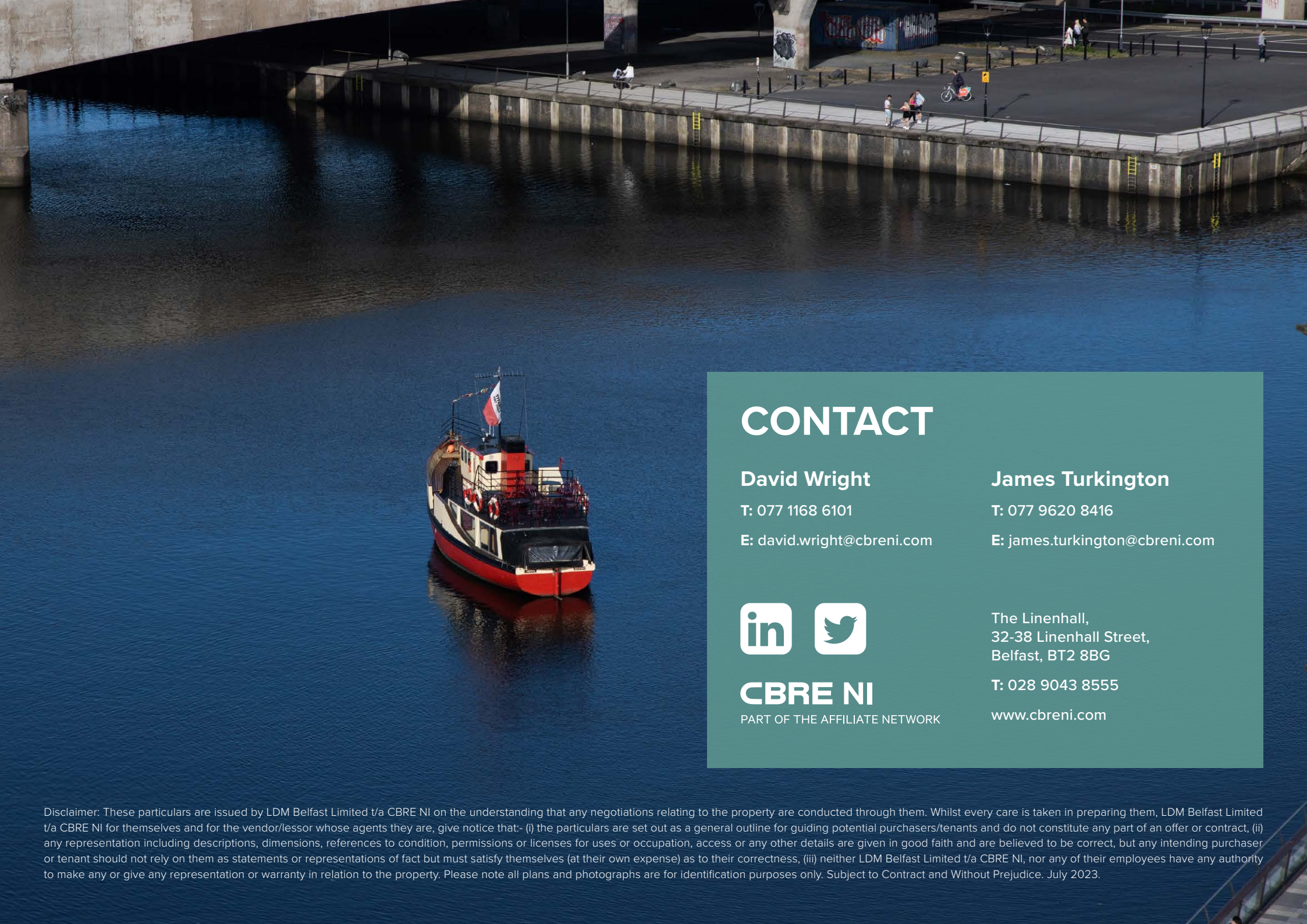
EPC certificates available upon request.

### 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.







## CONTACT

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