

GRADE 'A' OFFICE SUITES THE BOAT 49 QUEEN SQUARE BELFAST, BT1 3FG

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McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

TO LET

**GRADE 'A' OFFICES
THE BOAT
49 QUEEN SQUARE
BELFAST, BT1 3FG**

AVAILABLE FROM
c.1,453 sqft – 5,543 sqft



The Property

The Boat is one of Belfast's most iconic buildings. The floor to ceiling glazing on each storey maximises the views over the River Lagan and Belfast Lough. The property is located near other Belfast landmarks such as, The Albert Clock, The Waterfront Hall and The Obel Building.

From it was built, The Boat quickly set the standard for Grade 'A' office developments in Belfast. In 2011 The Boat won Global recognition by winning the Mixed Use Building of the year in the LEAF Awards (Leading European Architects Forum).

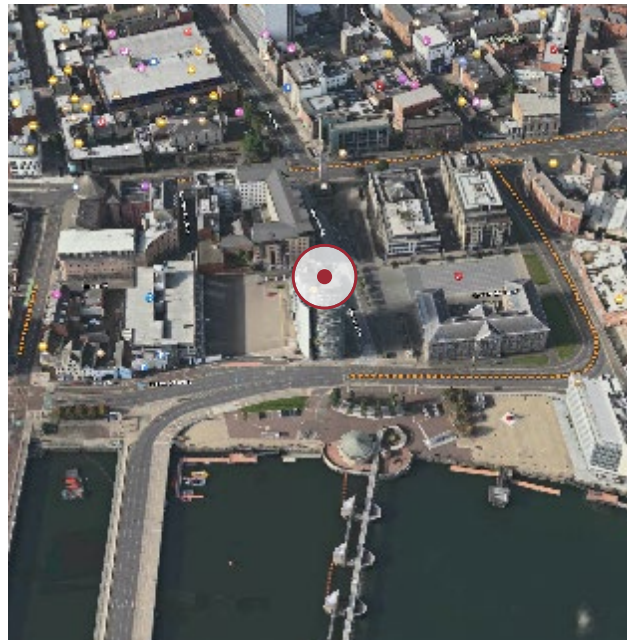
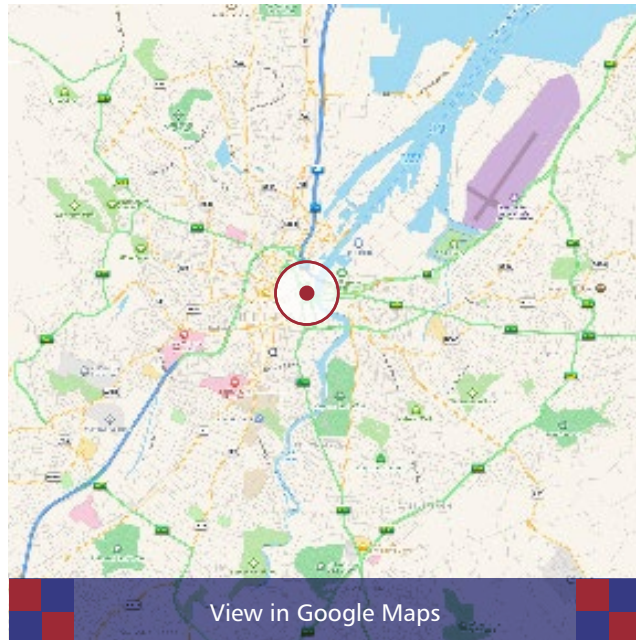
The property comprises 14 stories, 10 of which are Grade 'A' Offices, with 8 private luxury apartments above. There is also a ground floor retail unit which fronts onto Custom House Square.



Location

THE SUBJECT PROPERTY IS PROMINENTLY LOCATED ON QUEENS SQUARE AND BENEFITS FROM EXCEPTIONAL VIEWS OVER THE RIVER LAGAN, CUSTOM HOUSE SQUARE AND WATERFRONT. THE PROPERTY IS ALSO IN CLOSE PROXIMITY TO THE LAGANSIDE COURTS.

The premises benefits from excellent transport links and road networks. The property lies adjacent to the Laganside Bus Station, it is also in close proximity to the Central Train Station.



The closest private car parking is available at Donegall Quay which is only c.100 metres from the subject premises, spaces are available here from £1,000 per annum, plus VAT. Other car parks also providing private spaces in the vicinity are; Lanyon Quay, Lanyon Place and Tomb Street Car Park.

Other occupiers in the building include: Grafton Recruitment, Mott McDonald, the British Council and the Bar Library Services. Occupiers in the vicinity include; Allen & Overy, Tughans Solicitors and First Trust Bank.

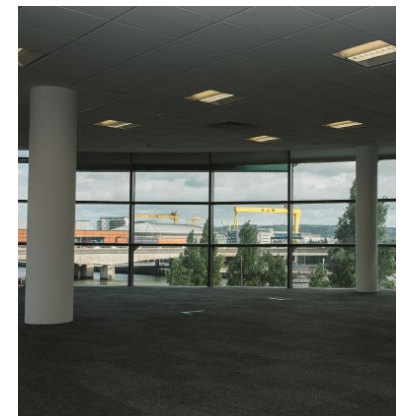
Description

THE SUBJECT PREMISES IS ONE OF THE VERY FEW BUILDINGS OFFERING GRADE 'A' OFFICE SPACE AT THE MOMENT IN BELFAST CITY CENTRE.

Each floor benefits from large amounts of natural light with floor to ceiling glazing overlooking the River Lagan. Each floor also benefits from Male and Female WCs, 2No. high speed passenger lifts and audio visual entrance control.

The office suites on the 2nd floor is currently fitted out to an excellent specification to include; Carpeted raised access flooring, plastered and painted walls, a suspended ceiling with CAT 2 lighting. There is also a comfort cooling/heating system installed.

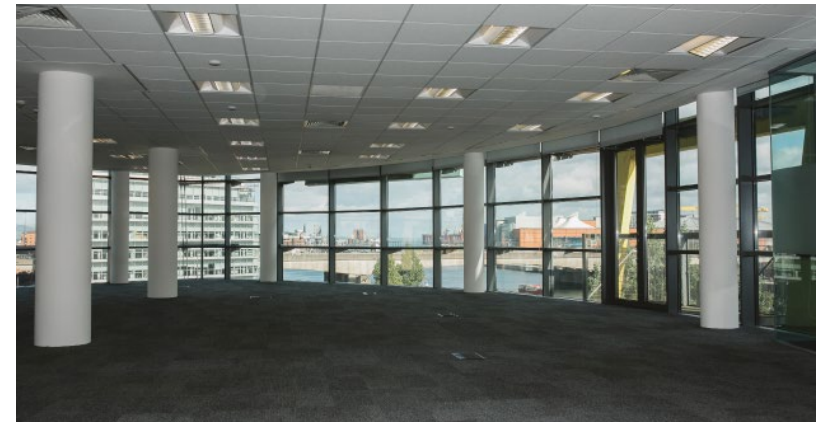
The other floors are currently finished to shell specification and are ready for any incoming Tenants fit out to their own desired specification.



Accommodation

The table below details the office space currently available:

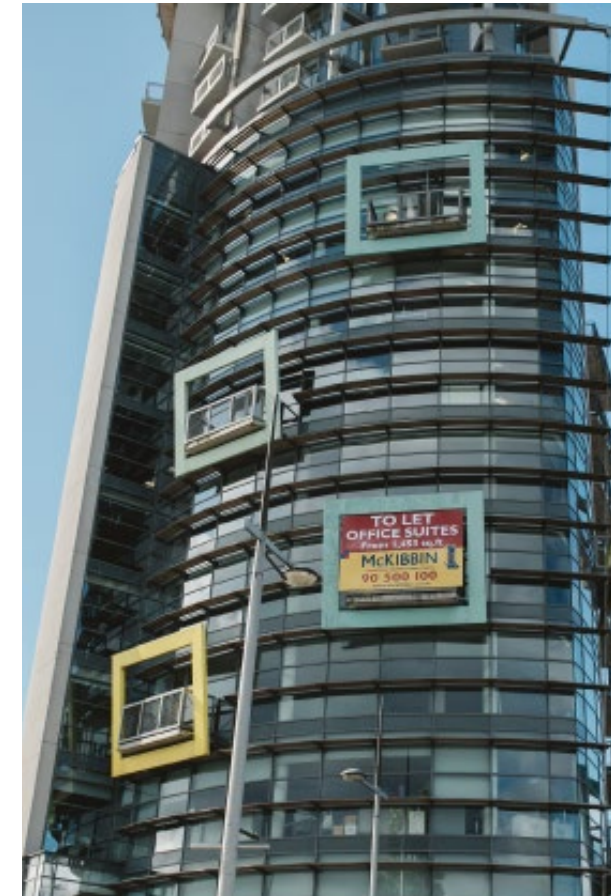
| | The Boat | The Lifeboat | Total |
|--------------|------------|--------------|-------------------|
| Second Floor | | 1,453 sqft | 1,453 sqft |
| Fourth Floor | 2,637 sqft | 1,453 sqft | 4,090 sqft |
| Total | | | 5,543 sqft |



Lease Terms

The office suites are available on the following terms:

| | |
|-----------------------|---|
| Term | Negotiable, subject to a minimum of 5 years. |
| Rent | £18.50 psf, exclusive. |
| Repairs | Tenant to be responsible for all internal repairs. |
| Insurance | Tenant to reimburse the Landlord for their fair proportion of the insurance premium. |
| Service Charge | Tenant responsible for their fair proportion of service charge which is levied to cover the cost of external repairs, maintenance and cleaning of common areas and the management fee. This is currently estimated to be £2.77 psf. |



Rates Information

| | |
|---------------------------------|----------|
| 4th Floor Rateable Value | £38,600 |
| Rate in £ 2018/19 | 0.602803 |
| 4th Floor Rates Payable 2018/19 | £23,268 |

The rateable values for the other floors are to be reassessed but would be estimated to be similar to the 3rd Floor.

VAT

All above prices and outgoings are exclusive of, but may be liable to Value Added Tax. The property is registered for VAT.

Contact

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

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EPC

The following EPC is for the 9th Floor. EPC's for the available floors are thought to be similar.

