

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 – c. 7,000 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).

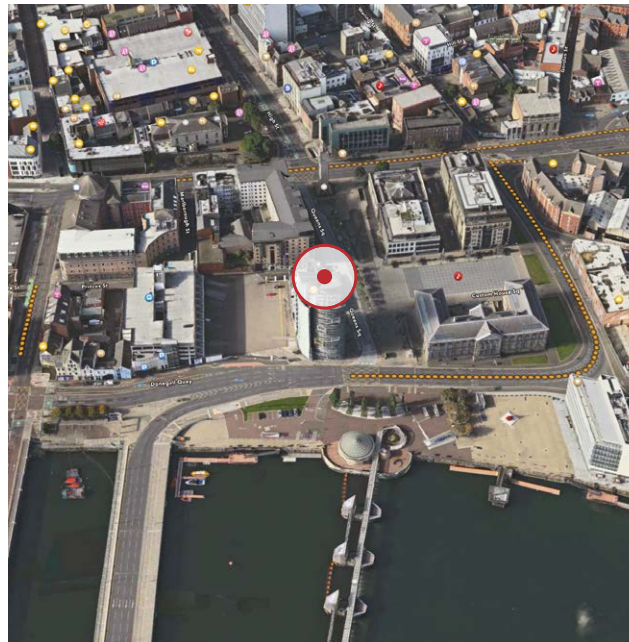
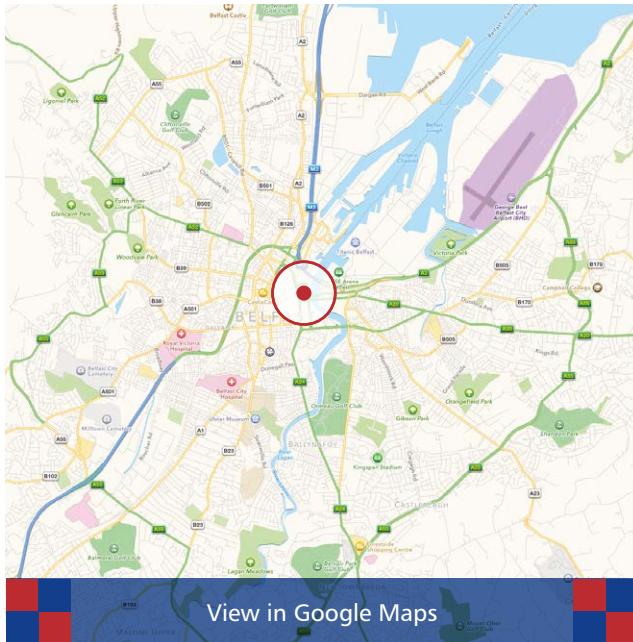
The property comprises 14 storeys, 10 of which are Grade 'A' Offices, with 8 private luxury apartments above. There is also a ground floor retail unit which fronts onto Custom House Square.



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 Lagside 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: Staffline Recruitment, Mott McDonald, the British Council and the Bar Library Services. Occupiers in the vicinity include; Allen & Overy, Tughans Solicitors and AIB Bank.

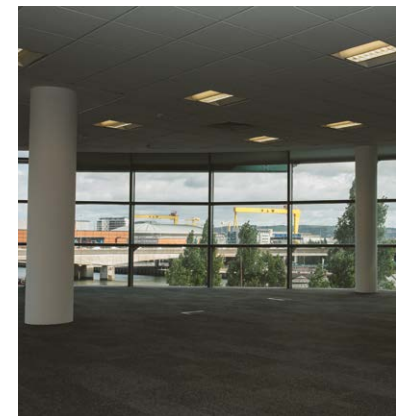
Description

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 and 4th floor are 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 4th floor is currently finished to shell specification and is ready for incoming Tenants fit out to their own desired specification or the Landlord will carry out certain fit out works.



Accommodation

The table below details the office space currently available:

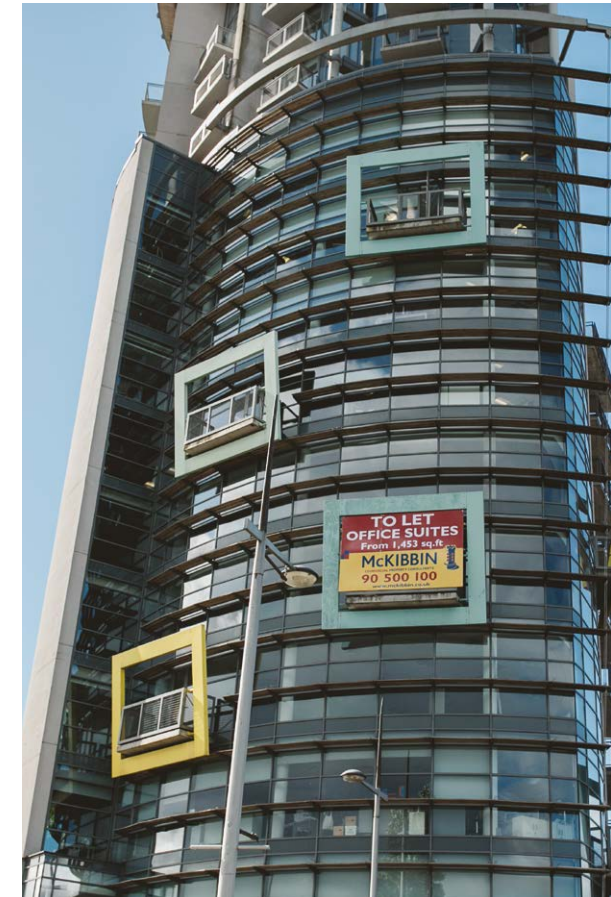
	The Boat	The Lifeboat	Total
Second Floor		1,453 sqft	1,453 sqft
Fourth Floor	2,637 sqft	1,453 sqft	4,090 sqft
Eighth Floor		1,453 sqft	1,453 sqft
Total			6,996 sqft



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

Premises	NAV	Rates Payable
2nd Floor Lifeboat	£17,500	£9,418
4th Floor Lifeboat	£17,500	£9,418
The Boat	£32,800	£17,652
8th Floor Lifeboat	£17,500	£9,418

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 similar.

