

# CITYQUAYS

THREE

Lambert  
Smith  
Hampton



## TO LET CITY QUAYS 3

BELFAST, BT1 3BG

6,850 SQ FT TO 44,314 SQ FT OF BREEAM  
EXCELLENT GRADE A OFFICE ACCOMMODATION

 Belfast  
Harbour



# CITYQUAYS

THREE

Exceptional Workspace in a Landmark Building, City Quays 3 is the newest addition to the City Quays portfolio, completed in 2022 and setting a new benchmark for premium office space on Belfast's iconic waterfront. Spanning 15 floors and offering 180,000 sq ft of Grade A workspace, it is designed to inspire and support modern businesses across a range of sectors.

As one of the city's most sustainable office buildings, City Quays 3 holds a BREEAM Excellent rating, combining energy efficiency with reduced environmental impact and lower operational costs. Located within the vibrant, mixed-use City Quays development, it places businesses within walking distance of retail, dining, and leisure amenities — offering a seamless blend of work and lifestyle in a highly connected location.



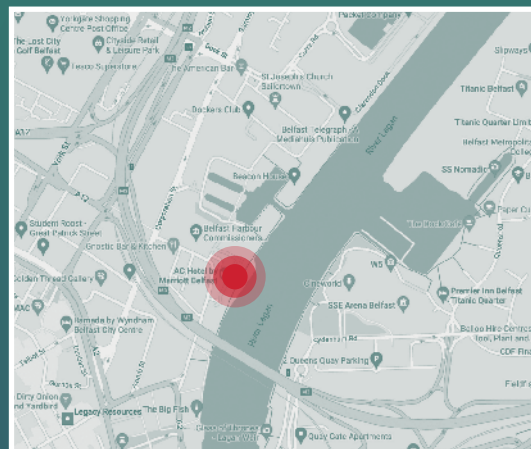
## OVERVIEW

City Quays is a £275m regeneration scheme on 20 acres of waterfront land in Belfast City Centre. Development to date include a total of 344,000 sq ft of Grade A office accommodation, a 4-star AC by Marriott Hotel, a café, restaurant, convenience retail, multi-storey car park and a 2-acre public garden. Future development includes City Quays 4, which will provide 256 new high-quality, one and two bedroom apartments waterfront site beside the AC Marriott Hotel. It also includes City Quays 5 which has recently received planning permission for a 9-storey mixed use building totalling 160,000 sq ft to include ground floor amenity space, office accommodation and a rooftop restaurant with expansive outdoor terrace.

- 4 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
- All services to core of building
- 44,331 square feet of space
- First to fourth floor available
- WiredScore Platinum Accreditation
- Currently in shell condition
- City Quays Multi Storey Car Park with dedicated availability for City Quays customers



## LOCATION



City Quays 3 offers a prime waterfront location in Belfast City Centre, just a short walk from the vibrant Cathedral Quarter. Its strategic position offers outstanding connectivity, with direct access to the motorway network, excellent public transport links, and well-developed cycle and pedestrian routes. This ease of access supports a healthier commute and contributes to a more engaged and productive workforce.

Located within easy reach of retail, dining, and cultural attractions, City Quays 3 benefits from a vibrant and evolving urban environment. Its proximity to amenities enhances work-life balance and supports employee wellbeing, offering convenience without the congestion of the city centre core.



George Best Airport

**6** minute drive

Belfast International Airport

**24** minute drive



M3 Motorway

**1** minute drive



York Street Station

**10** minute walk



Belfast Glider Services

**5** minute walk



Cathedral Quarter

**7** minute walk



Titanic Belfast

**7** minute cycle



Ulster University Campus

**10** minute walk



# WHY BELFAST CITY?



## Location.

Belfast is strategically located between the US, UK & Europe – 6 hours from NYC, 90 minutes from Dublin and 1 hour from London. We have access to three international airports within 90 minutes drive, one of which is located within the Belfast Harbour Estate.



## The Harbour is Belfast's Economic Hub.

The harbour estate covers an area of 2,000 acres representing 20% of the Belfast city area and is also Northern Ireland's logistics and distribution hub.



## World Class Office Buildings.

Capita, Intel, Fujitsu, Citibank and HBO are all based within the Harbour Estate. The Grade A listed City Quays development meets the BREEAM Excellent standard, one of the highest sustainability rating for new developments.



## Gateway to Ireland.

Belfast Harbour operates the principal maritime gateway on the island of Ireland. George Best Belfast City Airport is located within the Harbour Estate and two of Belfast's main motorways meet here. Around 40% of Northern Ireland's population are within a 30 minute commute of Belfast.



## Skilled Workforce.

Belfast has a young, highly educated workforce with a strong work ethic and low attrition rates that consistently impress occupiers.



## State of the Art Connectivity.

Belfast also boasts the fastest and most resilient fibre optic telecoms/data connections in the US, UK and Europe.



## World class tourism and leisure activities on our doorstep.

The Odyssey Pavilion, home to the SSE Arena, a cinema, W5 and the Belfast Giants, as well as Titanic Belfast and the SS Nomadic are all located within the Harbour Estate. These attractions contributed towards Belfast's status as one of the 'Must-see Places of 2012' according to Lonely Planet.



## High Standard of Living.

Quality of life in Belfast is underpinned by the excellent free education and healthcare systems, enhanced by our stunning landscape and first-class cultural attractions. We were named the UK's happiest city in 2013 by Instagram.



## Lowest operating costs in UK.

Belfast offers a competitive-cost, high-value location for occupiers. Belfast Harbour's City Quays office developments have been built to high sustainability standards, resulting in a reduction on an occupier's energy costs.



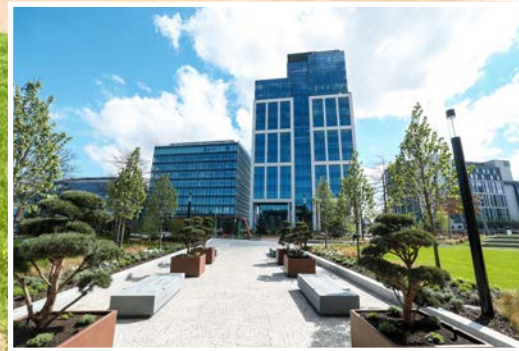
## Economic Development.

Belfast has a strong pro-business climate. The regional government is committed to supporting business growth, attracting foreign investment and encouraging innovation and entrepreneurship.

# 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 WiFi.



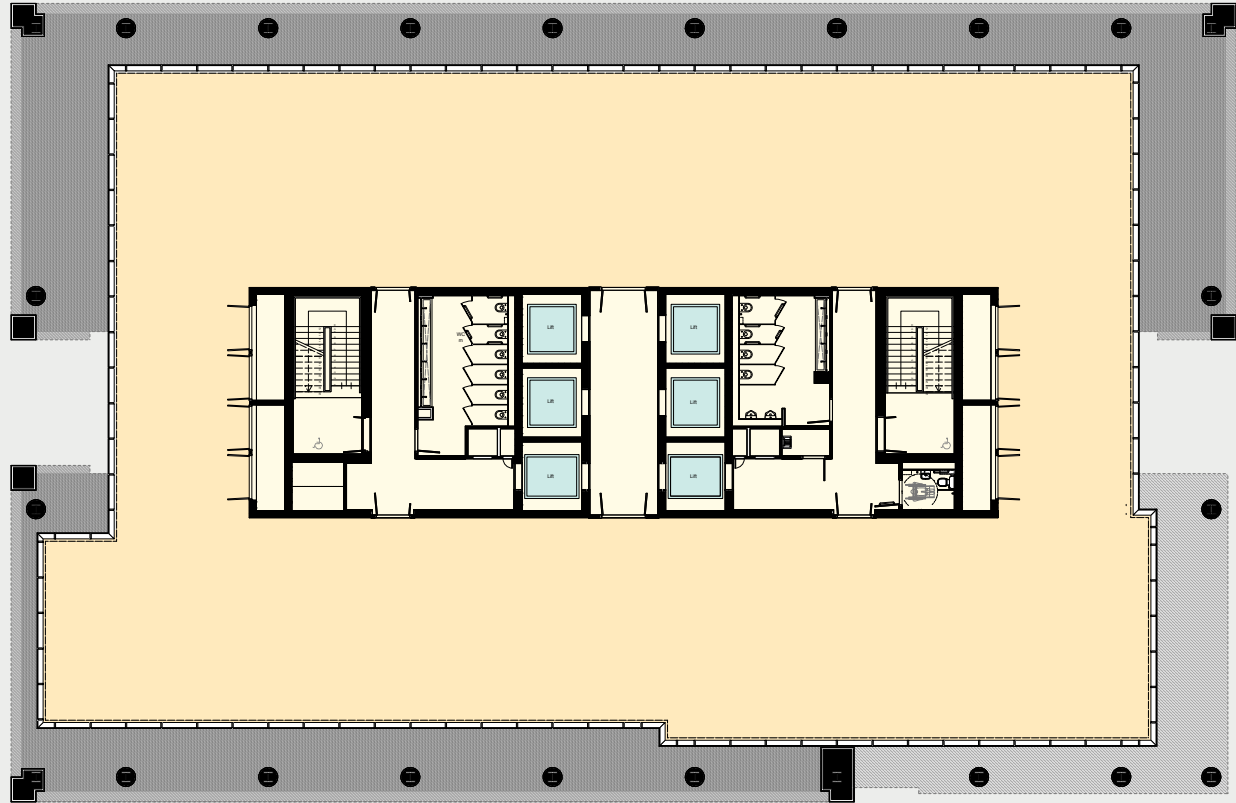
# SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq m
Fifteenth Floor		Currently Occupied
Fourteenth Floor		Currently Occupied
Thirteenth Floor		Currently Occupied
Twelfth Floor		Currently Occupied
Eleventh Floor		Currently Occupied
Tenth Floor		Currently Occupied
Ninth Floor		Currently Occupied
Eighth Floor		Currently Occupied
Seventh Floor		Currently Occupied
Sixth Floor		Currently Occupied
Fifth Floor		Currently Occupied
Fourth Floor (HALF FLOOR)	6,850	636 (PART OCCUPIED)
Third Floor	13,763	1,276
Second Floor	13,763	1,276
First Floor	9,938	923
<b>Total</b>	<b>44,314</b>	<b>4,111</b>



# FIRST FLOOR

SQUARE FOOT	9,938
SQUARE METRES	923
AVAILABILITY	VACANT



# SECOND - FOURTH FLOORS

## TYPICAL FLOORPLAN

### SECOND FLOOR

SQUARE FOOT 13,763

SQUARE METRES 1,276

AVAILABILITY VACANT

### THIRD FLOOR

SQUARE FOOT 13,763

SQUARE METRES 1,276

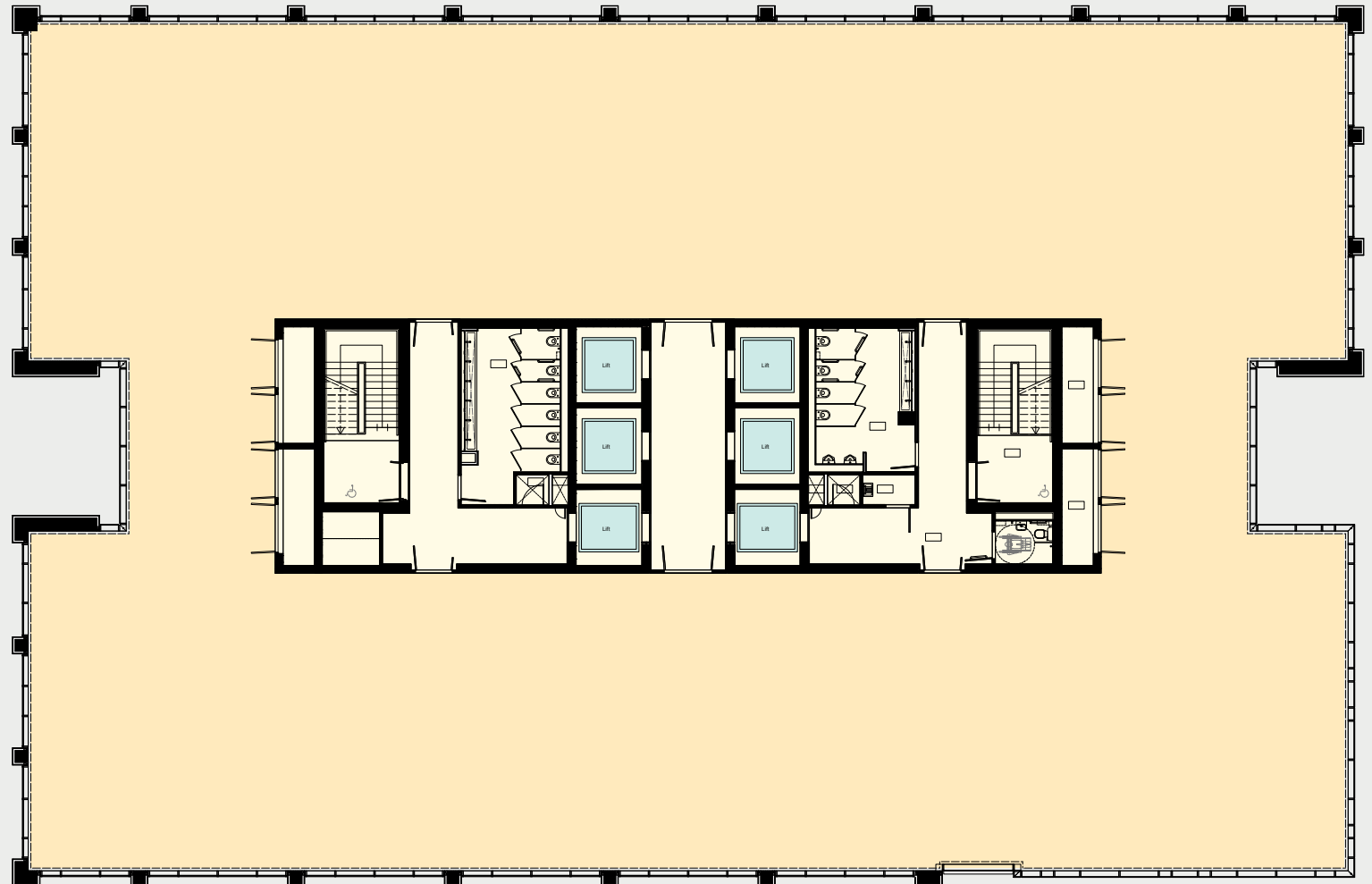
AVAILABILITY VACANT

### FOURTH FLOOR

SQUARE FOOT 6,850

SQUARE METRES 636

AVAILABILITY VACANT



# SPECIFICATION



## SOLAR PV

Rooftop PV supplying power to common areas



## SPACE

Designed to an office occupancy rate of 1 person per 8 sqm



## LED LIGHTING

Daylight and presence controlled LED lighting



## CONSTRUCTION

Constructed without internal columns for complete fit out flexibility



## TELECOMS

Open access carrier neutral ducting facilitating data resilience



## BREEAM

Awarded Excellent Status



## ACCESS & SECURITY

On site security, with access control system & 24/7 access



## SUSTAINABLE

Alignment with sustainable transport provisions including shower facilities and cycle storage on site



## THRIVE

Access to THRIVE Wellbeing programme



## WIREDSCORE

WiredScore Platinum certification recognizes and promotes best-in-class digitally connected buildings globally.



## LIFTS

6 x high speed, touch-free, passenger lifts, audible floor announcements



## UV GLAZING

High performance solar controlled glazing



## RAISED ACCESS

Raised access floor and suspended ceiling providing finished floor to ceiling height of 2.75m



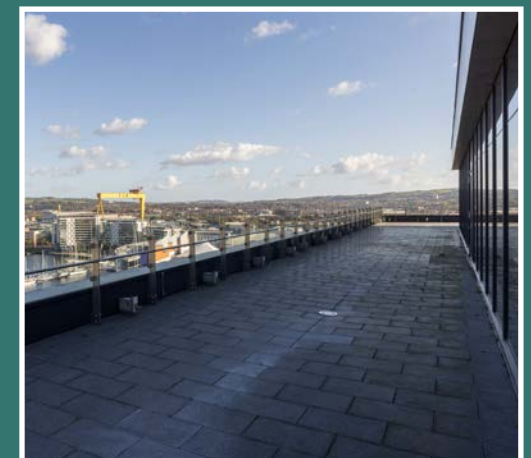
## AIR-CON

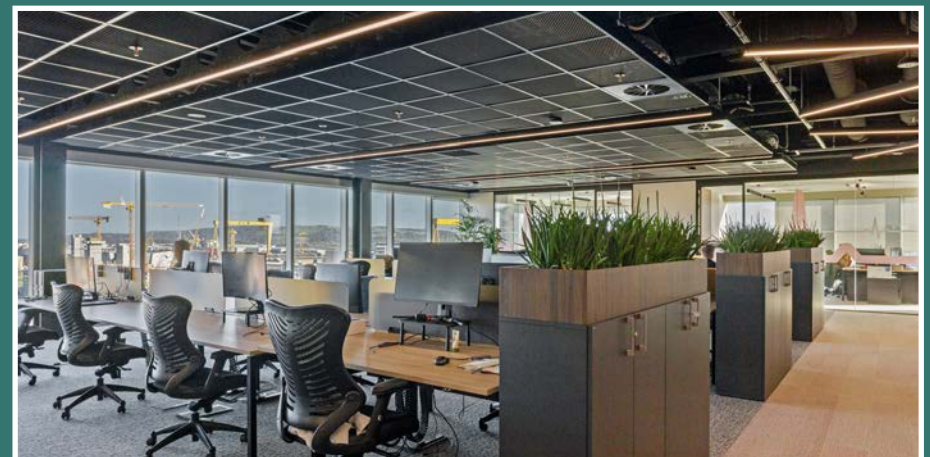
VRF air conditioning with demand controlled ventilation and heat recovery



## NET ZERO

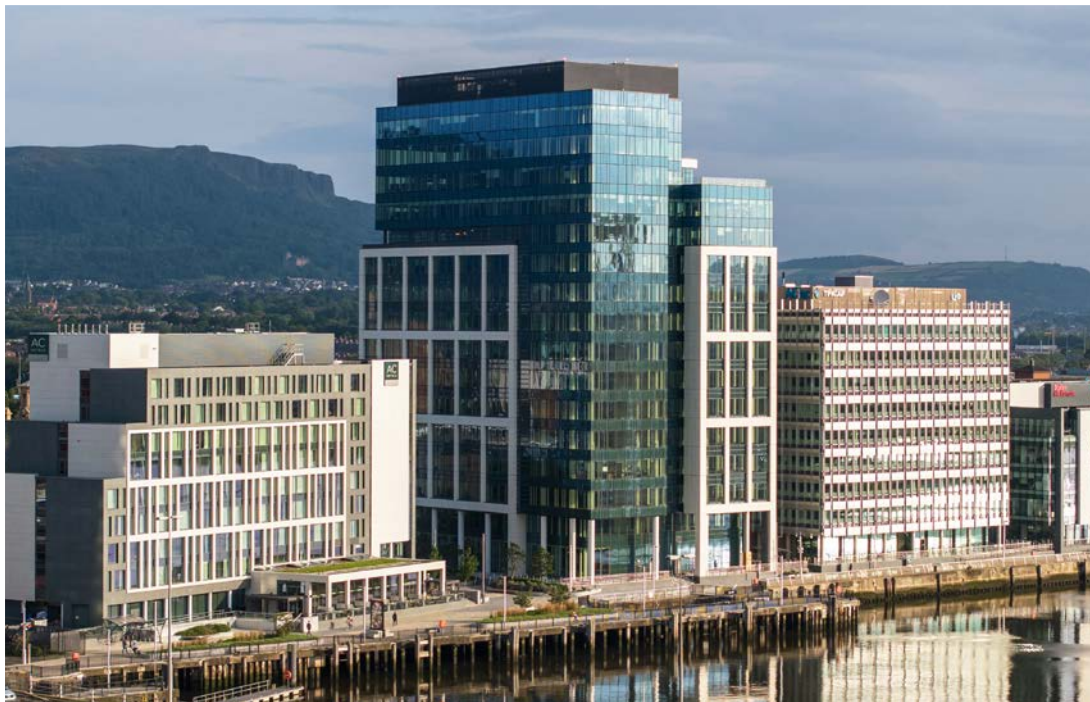
Belfast Harbour Prosperity Agreement with NIEA with Net Zero target by 2030





# LEASE DETAILS

For further information please contact Lambert Smith Hampton.



## FURTHER INFORMATION

**Tom Donnan**

**T:** 074 4249 5827

**E:** [tdonnan@lsh.ie](mailto:tdonnan@lsh.ie)

**Kyle Abernethy**

**T:** 074 2977 7911

**E:** [kabernethy@lsh.ie](mailto:kabernethy@lsh.ie)

**Lambert  
Smith  
Hampton**

**Lambert Smith Hampton**

The Kelvin

17-25 College Square East,

Belfast, BT1 6DH

Northern Ireland

**T:** 028 9032 7954

**W:** [www.lsh.ie](http://www.lsh.ie)

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

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.