theboat
TO LET
FULLY FITTED & FURNISHED
OFFICE SPACE
CBRE NI
PART OF THE AFFILIATE NETWORK
"The Boat Building dominates the modern Belfast cityscape."
- The Sunday Times

theboat

CBRE NI
PART OF THE AFFILIATE NETWORK

LOCATION

The Boat is an iconic Grade A office building which benefits from panoramic views over Belfast City Centre, the River Lagan and Belfast Lough.

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 a glider stop and within close proximity of Laganside Bus Station and GoPark, a 282 space car park located at Donegall Quay. Immediately adjacent the property at the Big Fish is a Belfast Bikes docking station.

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

- 2 minute walk from Laganside Bus Centre
- 12 minute walk to Lanyon Place Train Station
- Glider stop immediately adject 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

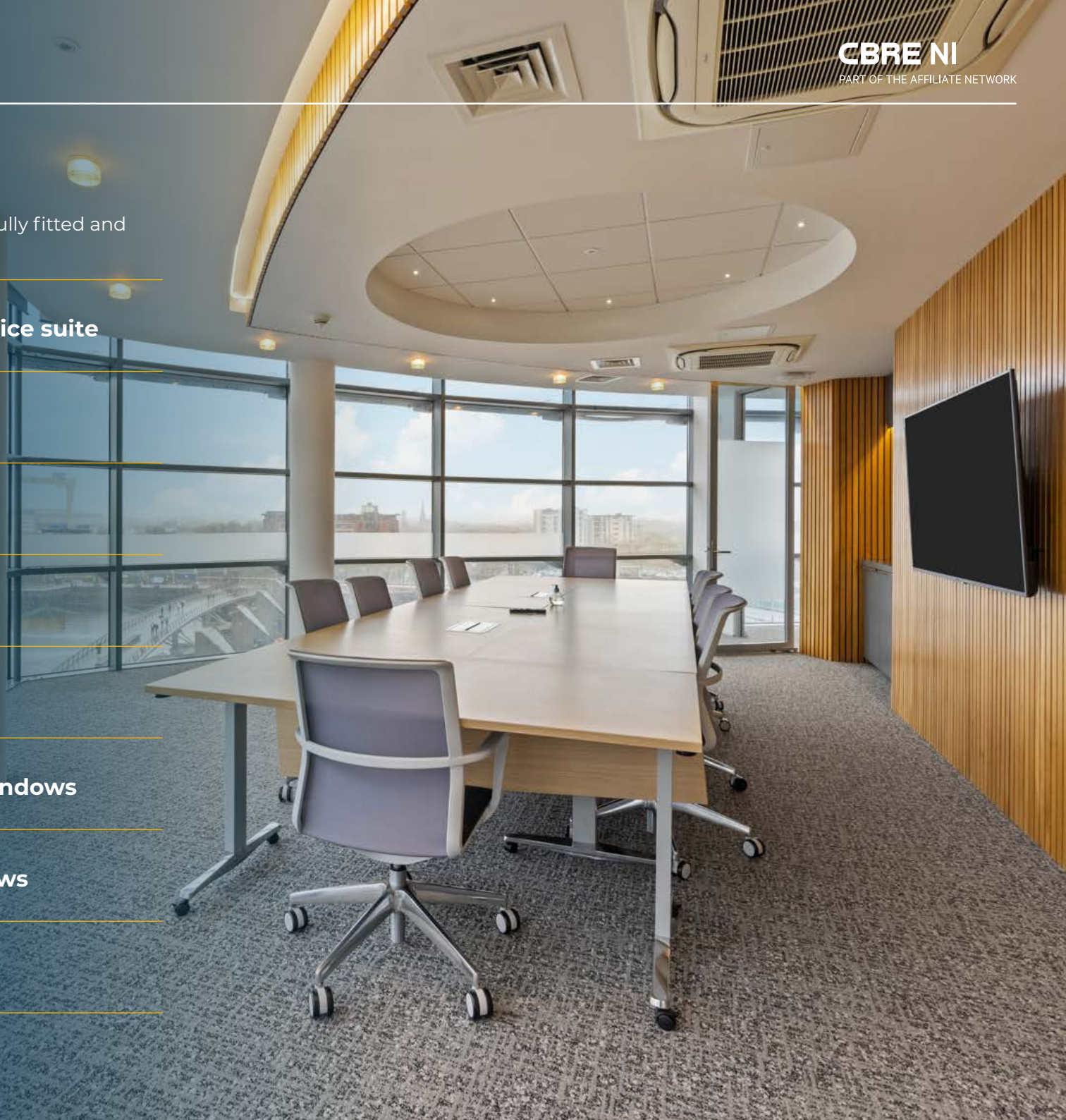
theboat

CBRE NI
PART OF THE AFFILIATE NETWORK

FIFTH FLOOR

The fifth floor comprises a flagship office suite, fully fitted and furnished, ready for immediate occupation.

- **Fully fitted and furnished office suite**
- **7no private offices**
- **2no meeting rooms**
- **Dedicated kitchen**
- **2no private terraces**
- **Panoramic floor to ceiling windows**
- **Outstanding River Lagan views**
- **Shower facilities**



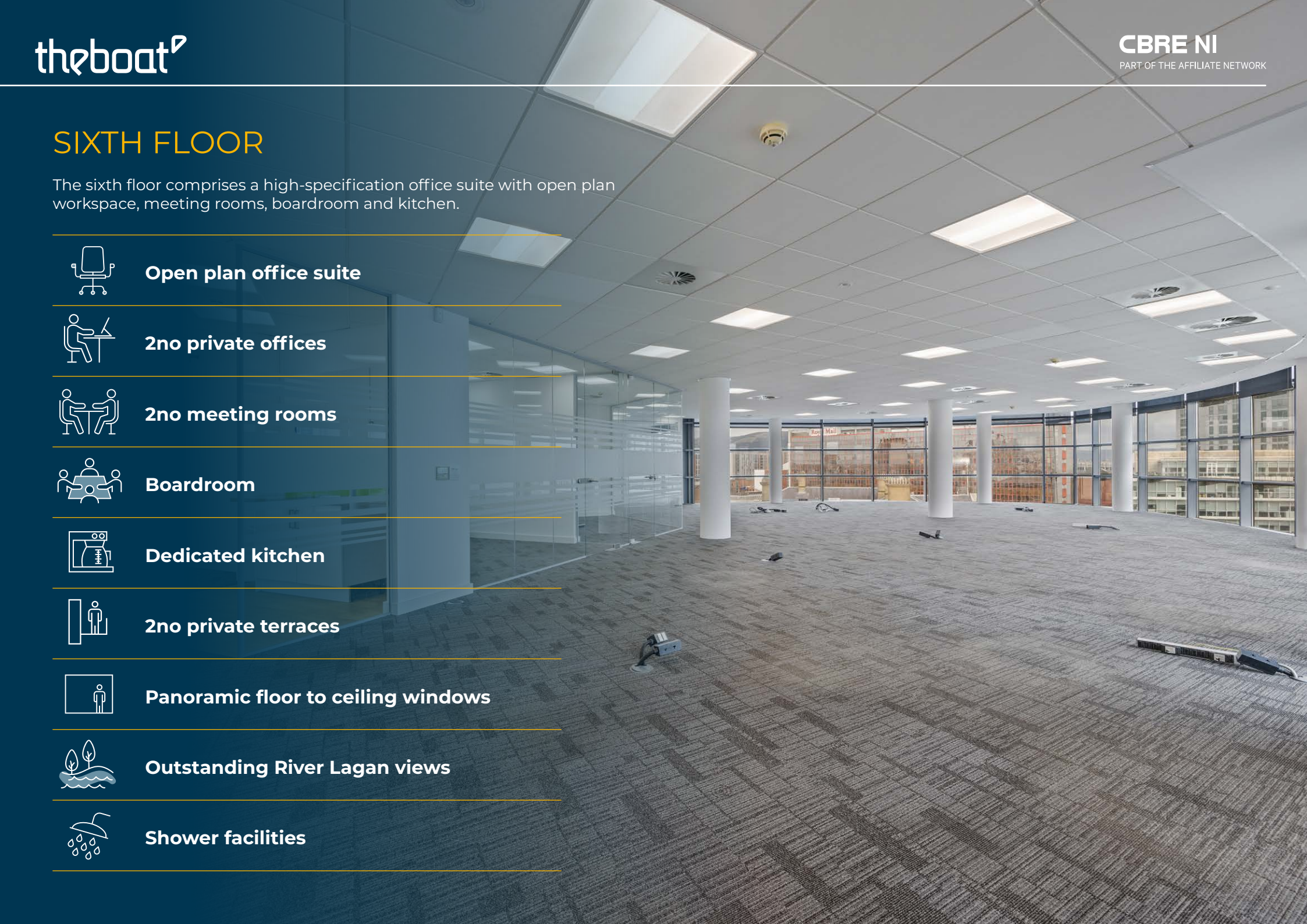
theboat

CBRE NI
PART OF THE AFFILIATE NETWORK

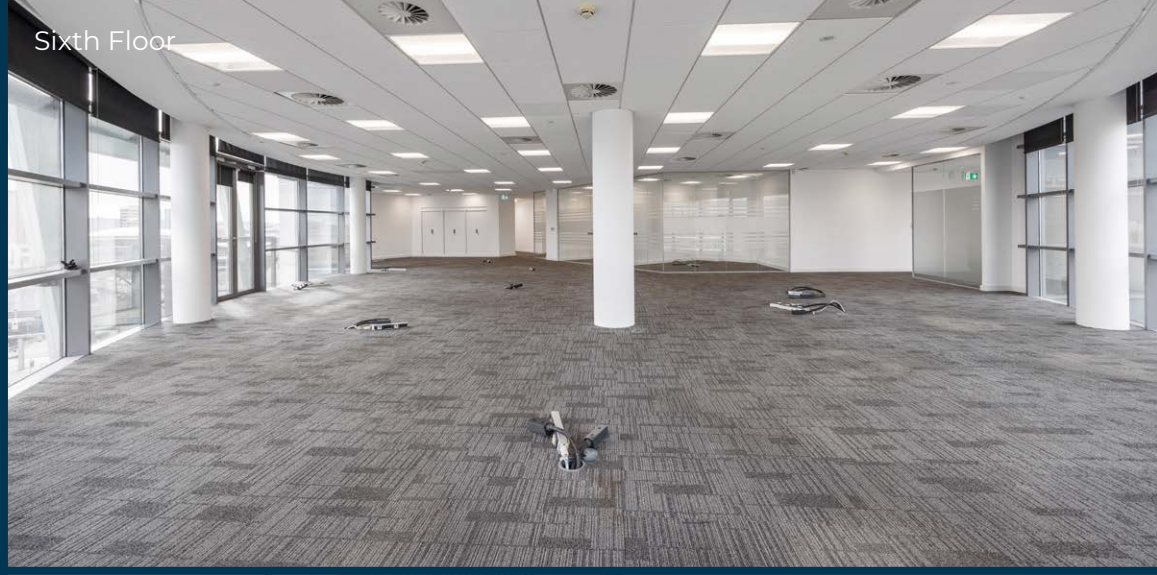
SIXTH FLOOR

The sixth floor comprises a high-specification office suite with open plan workspace, meeting rooms, boardroom and kitchen.

- **Open plan office suite**
- **2no private offices**
- **2no meeting rooms**
- **Boardroom**
- **Dedicated kitchen**
- **2no private terraces**
- **Panoramic floor to ceiling windows**
- **Outstanding River Lagan views**
- **Shower facilities**



Fifth Floor


Sixth Floor

Sixth Floor

Fifth Floor

Fifth Floor

TERM
5 years

RENT
On application.

RATES
Rates payable for the 2026/27 year is estimated at £8.84 per sq ft.

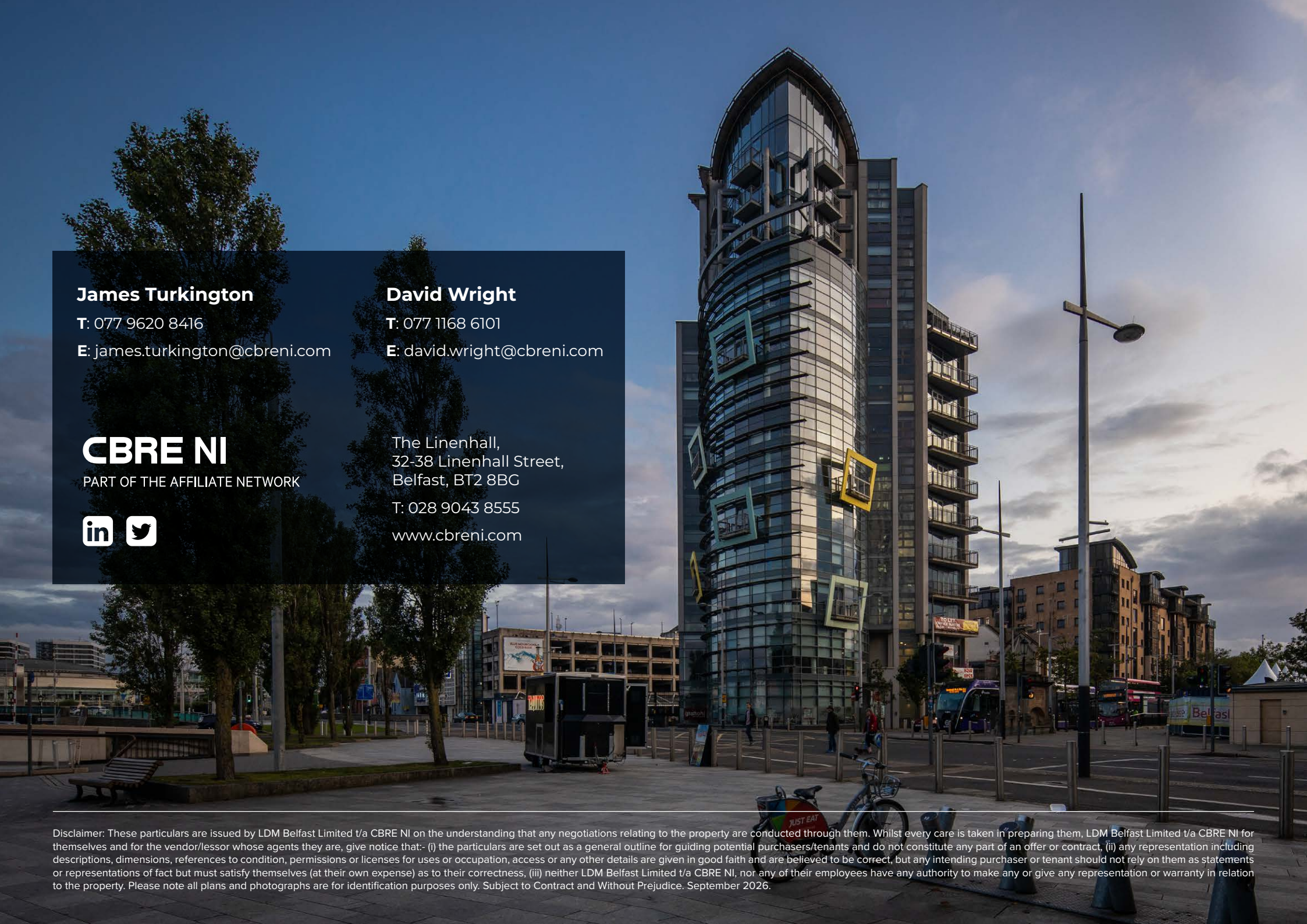
REPAIRS
Effective FRI terms through a service charge. A service charge will be levied on a pro-rata basis to cover communal services, external repairs etc. The service charge is currently estimated to be £3.75 per sq ft.

ACCOMMODATION
5th Floor	4,090 Sq Ft (380 Sq M)
6th Floor	4,090 Sq Ft (380 Sq M)

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

EPC
5th Floor - C59
6th Floor - C59

AML
We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.



James Turkington

T: 077 9620 8416

E: james.turkington@cbreni.com

David Wright

T: 077 1168 6101

E: david.wright@cbreni.com

CBRE NI

PART OF THE AFFILIATE NETWORK

The Linenhall,
32-38 Linenhall Street,
Belfast, BT2 8BG

T: 028 9043 8555

www.cbreni.com

Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice. September 2026.