

A Quay Move for Your Business?



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Rose Building Third Floor
16 Howard Street
Belfast BT1 6PA



028 9031 6121

Quay Gate House

One of Belfast's most striking modern office buildings designed to be noticed.

Quay Gate House can provide

- High-spec modern office suites from c.1,000 to 3,000 sq ft
- On-site car parking
- Central location with immediate access onto the M1/M2/M3 & Sydenham By-Pass
- Five minutes drive from George Best City Airport
- Adjacent to Titanic Quarter
- Within walking distance of Victoria Square and The Odyssey Complex
- Panoramic views from the Glens of Antrim to the Mountains of Mourne and everything in between
- Comfortable working environment with gas central heating and comfort cooling
- Iconic bold exterior designed to reflect the enduring yellow of the shipyard cranes





Quay Gate House is ideally located between Belfast City Centre and the Titanic Quarter.

The surrounding area is set to be Europe's largest and most exciting waterfront development. The £5bn investment in the area will create over 7,500 apartments, over 9.5 million sq ft of business, education, research and development accommodation, hotels, restaurants, cafes, bars and other leisure uses.

The titanic birthplace at the centre of Titanic Quarter is becoming a tourism must-see.

The neighbouring Odyssey Complex was Northern Ireland's Landmark Millennium Project with over 200,000 sq ft of leisure and entertainment accommodation including 10,000 seat arena, 3,200 seat cinema multiplex, restaurants, bars and W5 Discovery Centre.

Nearby, Victoria Square is the largest and most expensive property development undertaken in Northern Ireland. With a total floor area of 800,000 sq ft it is anchored by House of Fraser and provides retail and restaurant accommodation over four floors with underground car parking and 8 screen cinema.

As you would expect the interior of the building is no less impressive than the outside.



Quay Gate House specification

- Otis elevator serving all seven storeys
- Video monitor door entry system
- Phoenix gas central heating
- Thermostatically controlled comfort air cooling
- Suspended ceilings with inset fluorescent lighting
- Powder coated aluminium frame double glazed windows

Accomodation

Current Availability:

Approx. 1,000 to 3,000 sq ft (92.9 to 278.7 sq m)

Lease:

Flexible Terms

Rent:

Competitively priced (please enquire)

Car Parking: unlimited car parking available (please enquire)

Service Charge:

To cover the cost of exterior repairs, provision of services, maintenance of common areas, managing agents fees and insurance.

Estimated at £3.60 per sq ft.

VAT:

The premises are registered for Value Added Tax.

Rates:

Details on application.

1. City Hall
2. Victoria Square Shopping Centre
3. Waterfront Hall
4. River Lagan
5. Castlecourt Shopping Centre
6. Customs House
7. M3 Motorway
8. Odessey Arena



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Or visit the Quay Gate dedicated website at www.quaygate.co.uk