



RIVER HOUSE

CATHEDRAL QUARTER BELFAST

GRADE A OFFICE SPACE
800 SQ FT - 80,000 SQ FT



GRADE A OFFICE SPACE

IN THE EPICENTRE OF
BELFAST'S CULTURAL SCENE



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800 SQ FT – 80,000 SQ FT

- Grade A refurbished offices
- Stylish co-working space
- Café & breakout areas
- Landscaped roof terrace
- Bookable meeting rooms & event space
- 13 floors, with efficient 6,000 sq ft floor plate
- New air conditioning system
- Multiple high-speed data networks available
- New double-height reception area
- Generous bike storage & shower facilities
- Raised access flooring
- 3 x new 8 person lifts & 21 person lift
- Large car park area
- Excellent natural light with dual aspect
- Stunning panoramic views
- 7 min drive to Belfast City Airport
- 10 min walk to both major train stations
- 1 min walk to Belfast bike docks



SEA-FARING PAST, PACE-SETTING FUTURE

Belfast's sustained growth inspired us to create the new River House, a state of the art office building in the heart of the exciting Cathedral Quarter.

1600s

Once occupied by docks of the Merchant City, River House is at the heart of Belfast's unique history.



1790s

The United Irishmen met under the guise of "The Muddlers Club" at Peggy Barclay's Tavern in Sugarhouse Entry. The tavern is long gone but the entry is still there beside River House.



1804

The River Farset culverted to create High St. It still flows underneath to this day.



1816

With the new church of St Anne full to bursting, a new church, St George's, is erected on High Street, opposite where River House now sits.



1967

The River House Office building undergoes development. The end result sees Waring and Skipper Streets connected.



2012

Belfast's Metropolitan Arts Centre (The MAC) opens at St Anne's Square in Cathedral Quarter, bringing further life to an already vibrant location.



2015

Belfast Bikes are introduced across the city. Over 191,000 journeys increasing by 27% each year.



2017

Located directly in front of River House, work commences on Belfast Cycle Network, involving major alterations and cycle way upgrades.



2018

The development of River House is completed in Q2, 2018, offering 80,000 sq ft of office and retail space over 13 floors.



2020

Ulster University relocation to Cathedral Quarter servicing 15,000 students and staff



LOCATION IS KEY

World renowned for its history, culture, food and music, Belfast is on the rise right now.



A 7 minute drive to Belfast City Airport. Belfast International Airport is a comfortable 30 minute drive away.



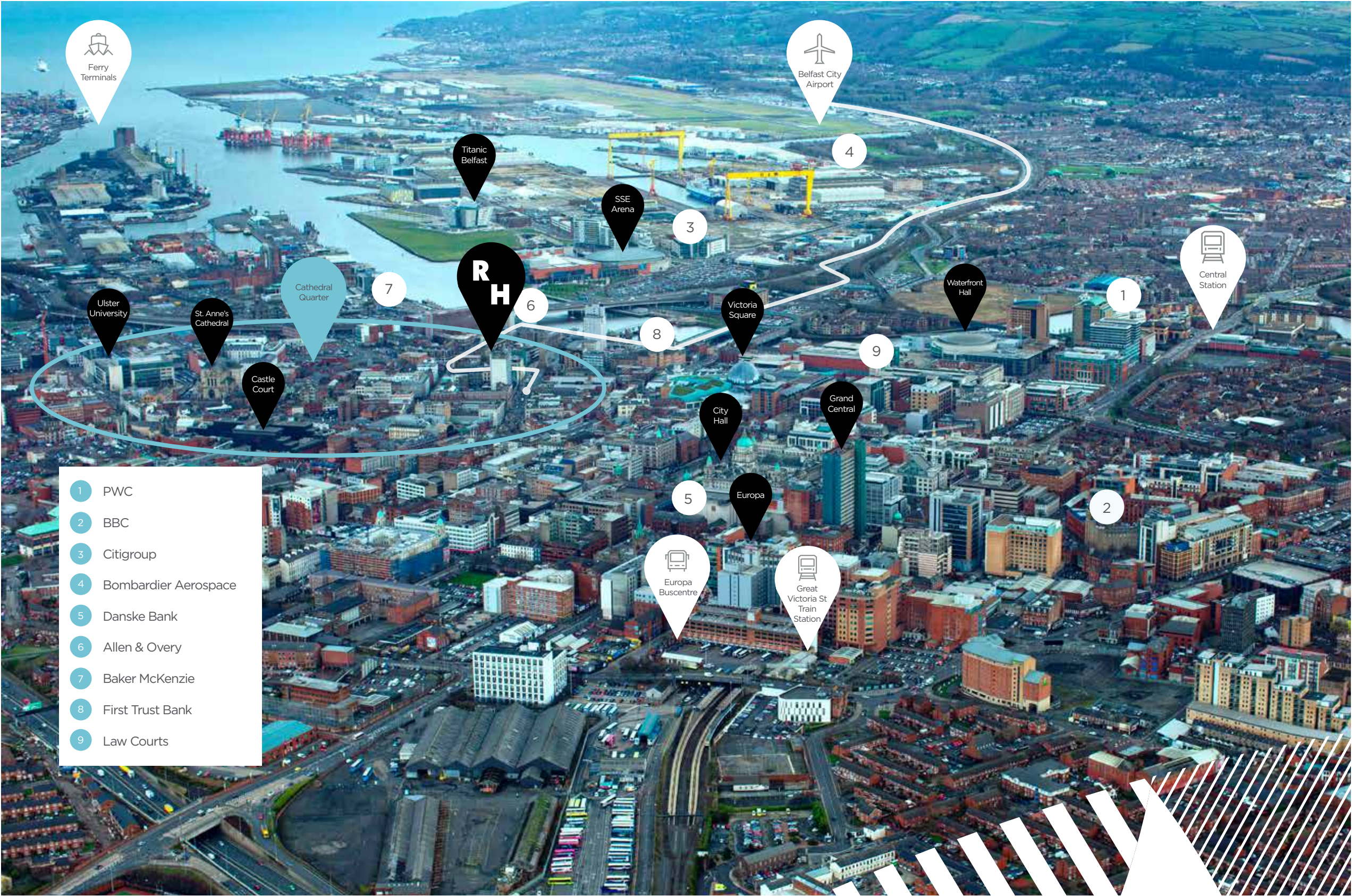
1 min walk to Cycle Docking Station. National Cycle Network directly outside.



10 minute walk to Central Station and Great Victoria Street Transport Hubs.

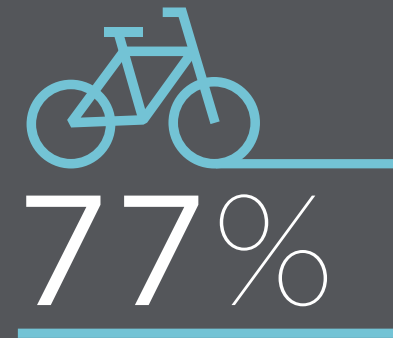
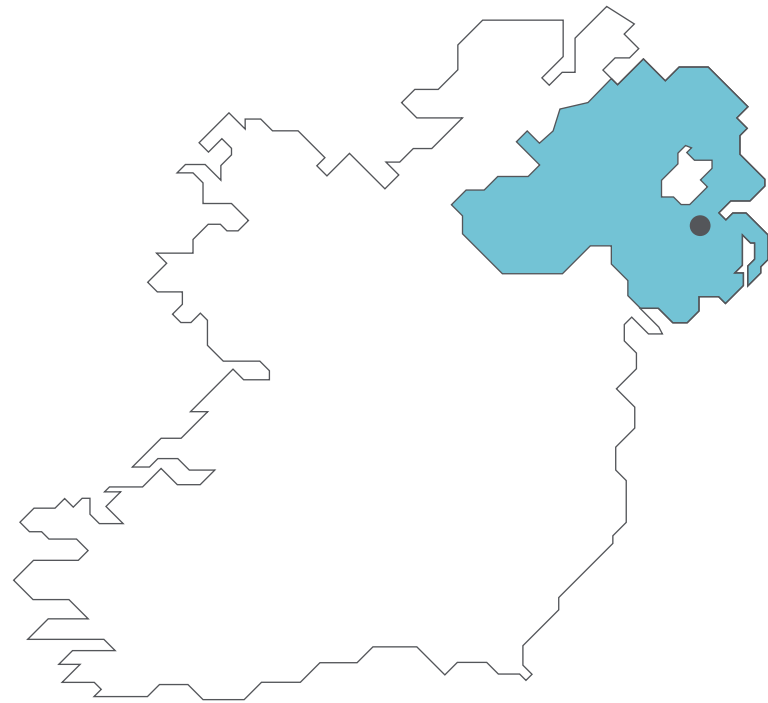


Close to Belfast Harbour, with multiple daily crossings coming and going from other major UK cities.

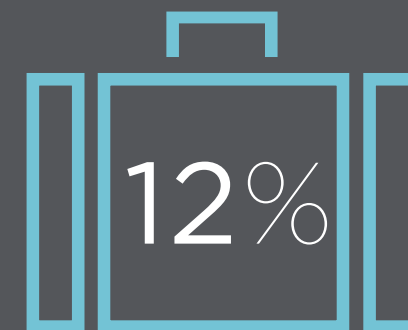


BELFAST STATS

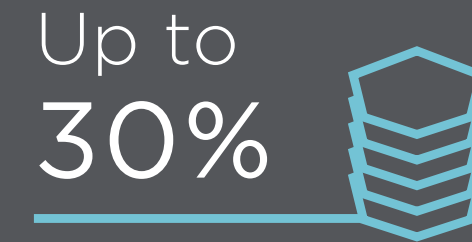
With its economy and urban centre expanding year on year, Northern Ireland's biggest city has never been more vibrant, more prosperous or more tempting.



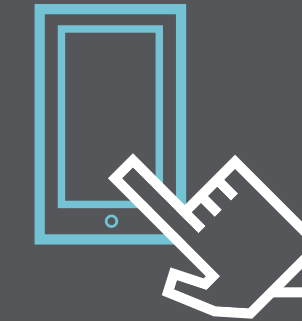
of **school graduates** go onto further or higher education



increase in external overnight trips to Northern Ireland between 2015/2016



lower operating costs on average for businesses compared to UK and Europe



Belfast is the **number one destination city in the world** for **FinTech investments**



80% of new investors have already reinvested in Northern Ireland



Northern Ireland ranks as the **best in the UK** for **super-fast broadband availability**



NI is **top location** outside the USA for **Cyber Security**

HEY NEIGHBOUR!

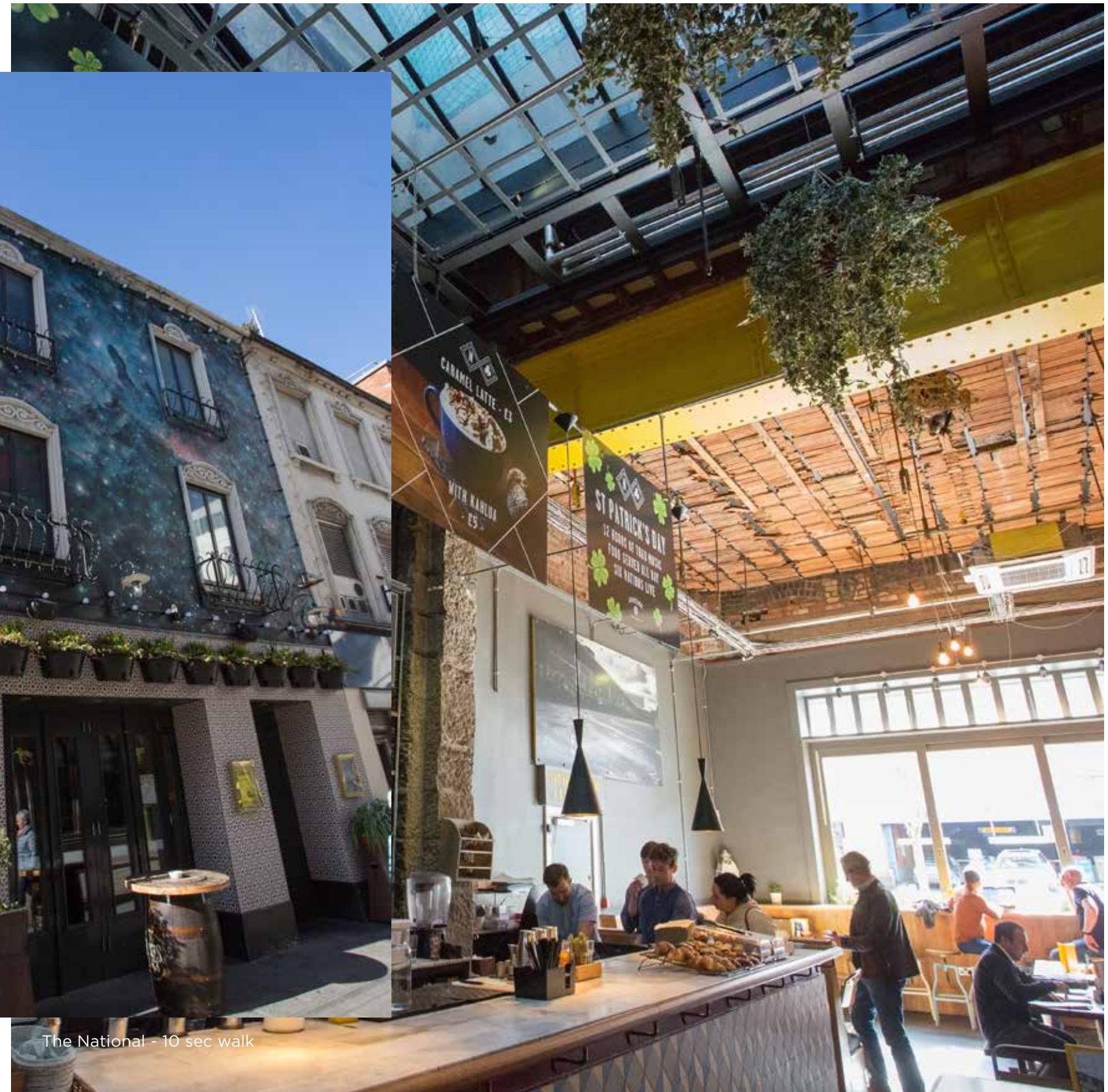
Introduce your business to Northern Ireland's
most exciting neighbourhood.



Bullitt Hotel - 2 min walk



The Spaniard - 1 min walk



The National - 10 sec walk

Belfast's answer to hipster enclaves such as London's Shoreditch and Dublin's Smithfield. The Cathedral Quarter is the epicentre of Belfast's cultural scene. It's all on the doorstep of River House.



Dirty Onion - 3 min walk



Duke of York - 3 min walk



Black Box - 3 min walk



The Spaniard - 1 min walk

AMENITIES

Make the most of Belfast City Centre with the best gyms, shops, bars and restaurants just around the corner.



Large range of coffee shops and eateries



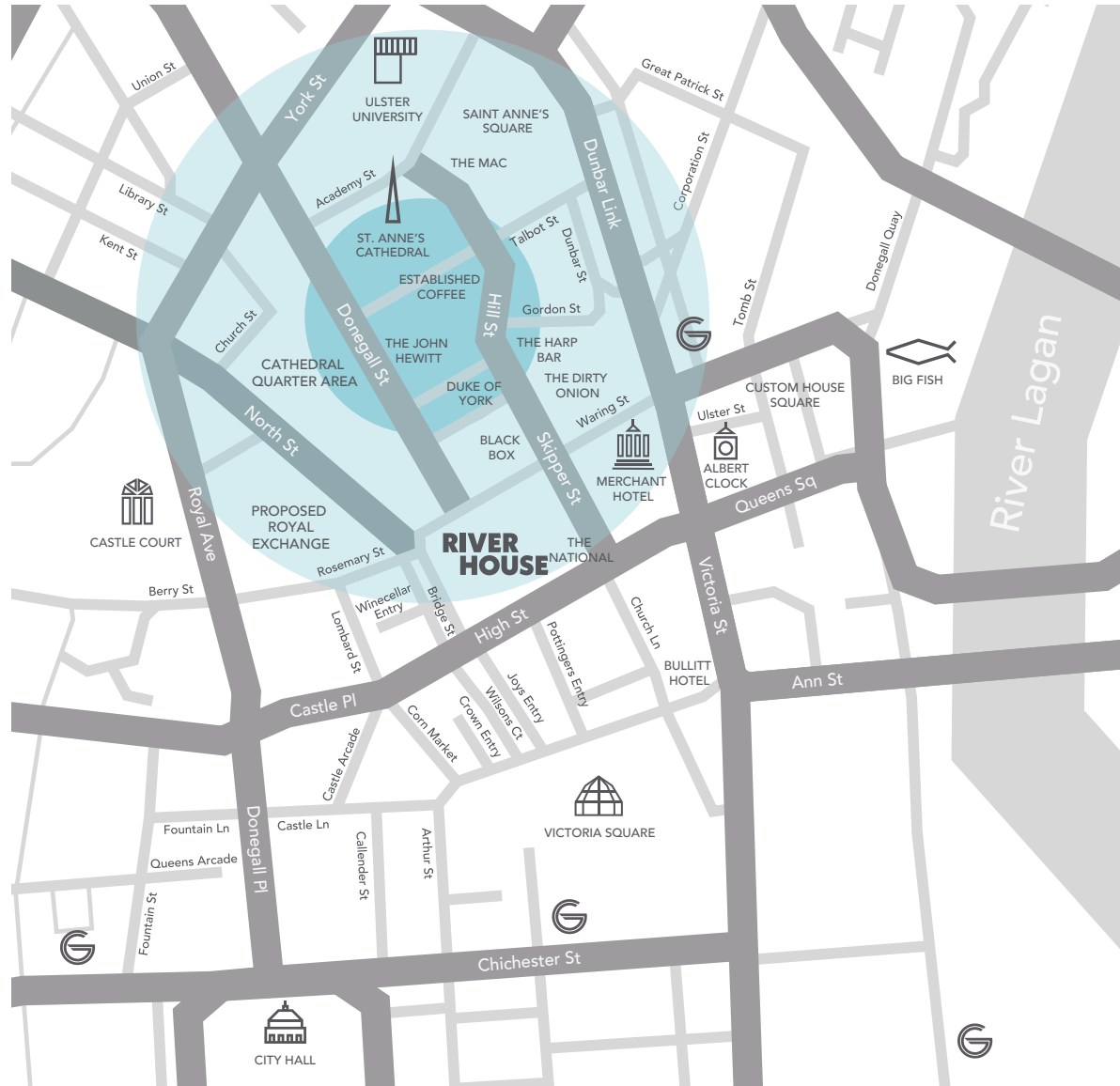
3 minute walk to Victoria Square shopping and leisure



A number of gyms located in immediate area



BRT (Belfast Rapid Transit) - Glider will offer a high quality service providing people with better access to jobs, hospitals, shops, schools, colleges, and entertainment. Launching September 2018.



Titanic Belfast - 15 min walk



Bunsen Burger - 2 min walk

The best location makes for the best amenities. River House is just a minute's walk from the famous Merchant Hotel and Belfast's best bars, cafés and restaurants. Entertaining clients, or socialising with staff will never be easier or more convenient. It also neighbours the best gyms, and Victoria Square.



Victoria Square - 3 mins walk

MAKE AN ENTRANCE

Boasting one of Belfast's largest reception areas, expect to be wowed by an impressive double-height reception drenched in all day sunlight with multiple entrances and breakout spaces.



ALL THE FRILLS

The building will host a stylish co-working space.

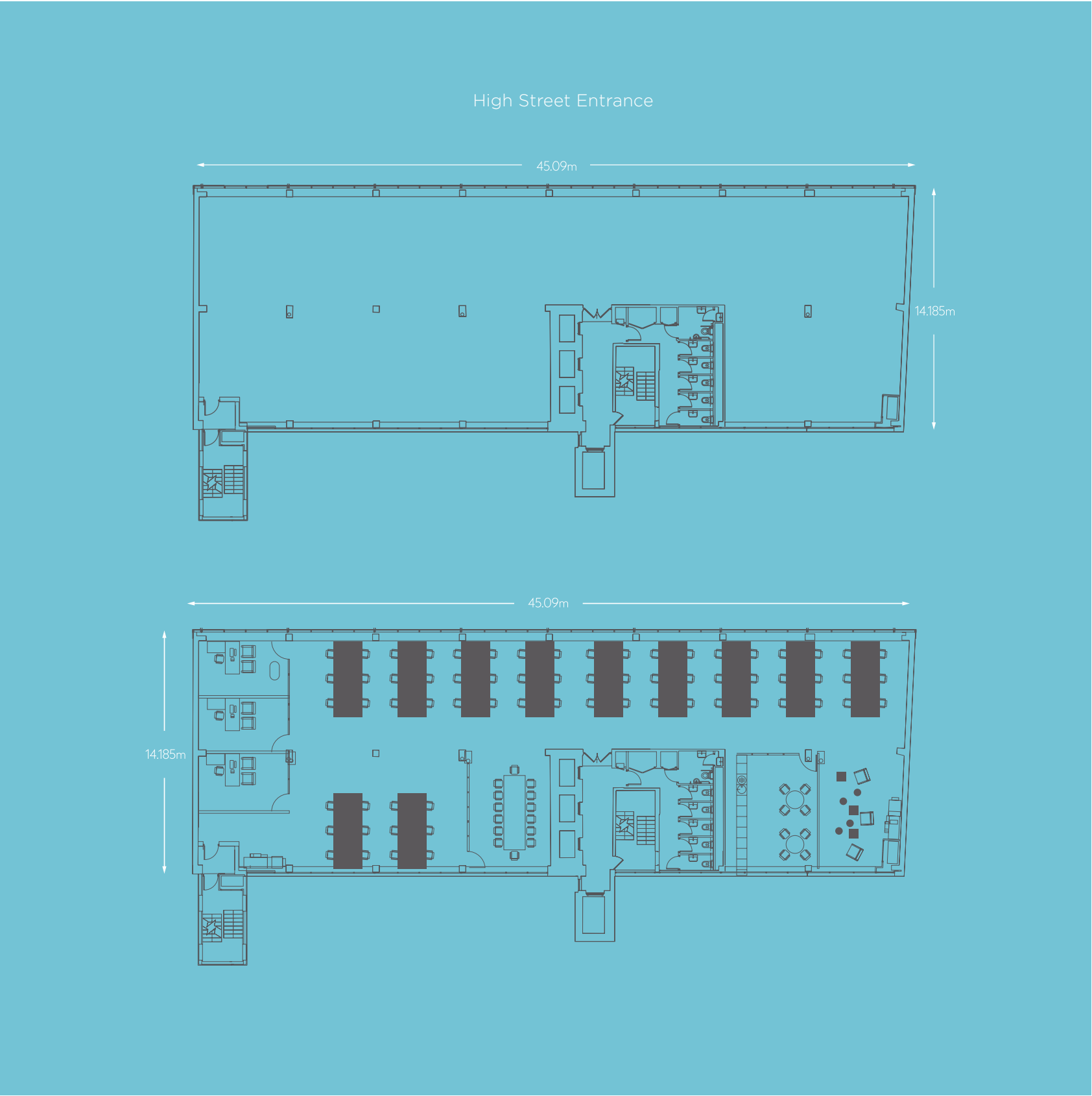
The space features common amenities available to all tenants including a roof terrace, a comfortable lounge, bookable meeting rooms, informal break out areas, public wifi, private phone booths and a convenient café. Tenants will also be invited to regular networking, education and social events in the space.



AVAILABILITY

River House is the ideal space for any organisation.

Boasting superb finishes, excellent bathroom facilities, flexible space planning and an abundance of natural light, there is no other space like this in Belfast.



FINISHING TOUCHES

With construction almost completed, suites of 800 sq ft to 80,000 sq ft are available.

Generous double-height reception area

Landscaped roof terrace

On-site café & breakout areas

Bookable meeting rooms & events spaces

Large on-site car park area

New air conditioning & ventilation system

Generous bike storage space

Multiple high-speed data networks available

Excellent natural light & panoramic views

3 x new DDA compliant 8 person lifts, 1 x DDA compliant 21 person lift



ABOUT THE DEVELOPER

160 Aldersgate Street
London
202,000 sq ft
DLA Piper HQ
Grade A Office



Castleforge Partners is a pro-active landlord, with holdings of over 1 million sq ft throughout the UK. We pride ourselves on being responsive and flexible and are fully funded to ensure we can meet tenant requirements fast with no external decision making.

www.castleforgepartners.com

One Cathedral Square
Bristol
57,000 sq ft
Grade A Refurbished
City Centre Office



PROJECT TEAM

Developer	Martin Claisse - Castleforge Partners
Project Manager	Adrian Poucher - Malcolm Hollis LLP
Architect	John Lee - Povall Worthington
Cost Consultant	Michael Riordan - Linesight
M&E Engineers	Thomas Lehd - Lehding Services Design
Structural Engineers	Christopher Reynolds - Brian W Murray
Fire Engineers	Tony McParland - Jeremy Gardner Associates
Principle Designer	Paul Cheyne - Hasco Europe
Principle Contractor	Brendan Moley - MAC Group

Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ('information') are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development.

CONTACT



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RIVER HOUSE

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