

# RIVER HOUSE

CATHEDRAL QUARTER  
BELFAST

RETAIL UNITS  
AVAILABLE FROM  
**1,140 SQ FT TO  
2,347 SQ FT**

INTRODUCE YOUR BUSINESS  
TO NORTHERN IRELAND'S MOST  
EXCITING NEIGHBOURHOOD





# BELFAST IN BLOOM

**WORLD-RENOWNED  
FOR ITS HISTORY,  
CULTURE, FOOD AND  
MUSIC, BELFAST IS ON  
THE RISE RIGHT NOW.**

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

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



**RIVER  
HOUSE**



1. Merchant Hotel
2. The Obel
3. Titanic Belfast
4. SSE Arena

5. Ulster University
6. St Anne's Cathedral
7. CastleCourt
8. Victoria Square

9. City Hall
10. The Europa Hotel
11. Europa Buscentre
12. Great Victoria Street Train Station

13. Central Station
14. Waterfront Hall
15. The Grand Central Hotel
16. Belfast City Airport

17. Weavers Cross Development
18. Belfast Waterside Development



# RIVER HOUSE

COMING SOON  
TO BELFAST >>>

> The **£90 MILLION** Glider rapid-transit system, greatly boosting connectivity in and around the city centre

> Ulster University’s all-new **£250 MILLION BELFAST CAMPUS**, a 75,000 sq m development supporting 15,000 students and staff

> The city centre’s new **WEAVERS CROSS** neighbourhood: completing in 2022, it’ll comprise residential, hotel, office and commercial space alongside a transport hub

## IT ALL HAPPENS HERE

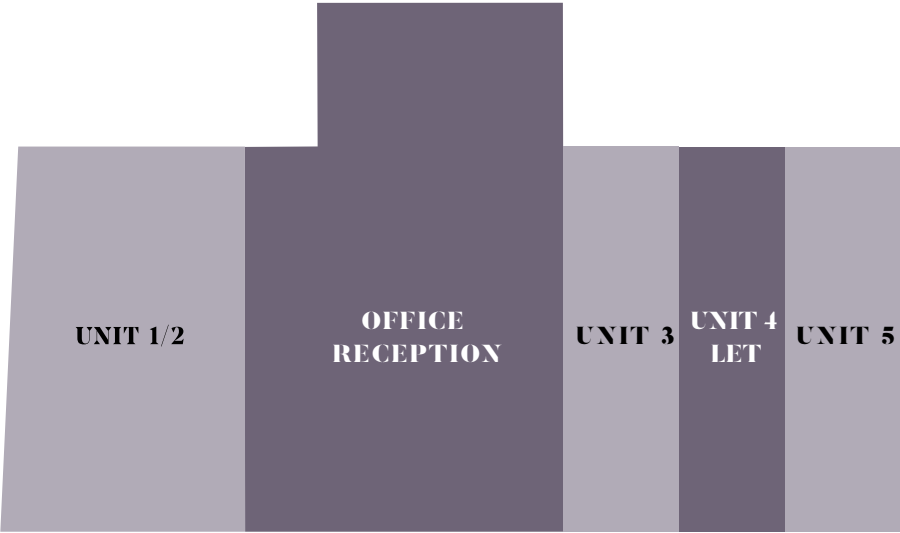
Belfast’s world-famous Cathedral Quarter offers a heady mixture of old and new, of chilled and thrilling. Here, cobbled streets and hanging flower-baskets meet cutting-edge cuisine, trendy bars and hot-ticket art shows. There’s nowhere else in Belfast – or anywhere, really – quite like it.

- |  |                        |
|--|------------------------|
| 1. Coppi                                       | 12. The Merchant Hotel |
| 2. House of Zen                                | 13. The Spaniard       |
| 3. Buba  | 14. The National Bar   |
| 4. Established Coffee                          | 15. Malmaison Belfast  |
| 5. Made in Belfast                             | 16. Muriel’s Cafe Bar  |
| 6. The Dark Horse                              | 17. Whites Tavern      |
| 7. Duke of York                                | 18. McHugh’s Bar       |
| 8. Hadskis                                     | 19. The Boat           |
| 9. Muddlers Club                               | 20. The Obel           |
| 10. Premier Inn Belfast City Cathedral Quarter | 21. McCrackens         |
| 11. Bunsen Burger                              | 22. The Morning Star   |



# RIVER HOUSE

## GROUND FLOOR



## SCHEDULE OF AREAS

Unit 1/2\* 218 sq m 2,347 sq ft

Unit 3 106 sq m 1,140 sq ft

Unit 5 120 sq m 1,292 sq ft

\*Unit 1/2 has potential to be extended

- › Premises benefit from modern glazed frontage
- › Handover anticipated Q3 2018
- › Units delivered to standard developers shell, with services capped to a point
- › Full repairing and insuring lease terms

**PLANNING FOR  
RESTAURANT USE  
HAS ALREADY  
BEEN ACHIEVED**

## RIVER HOUSE

When complete in Q3 2018, the retail units at River House will benefit from the high footfall and catchment of 1,000 staff that will occupy the 13 floors of Grade A offices above.

## THE DEVELOPER

**CASTLEFORCE PARTNERS** is a pro-active landlord, with holdings of over one million square feet throughout the UK. We pride ourselves on being responsive, flexible and are fully funded to ensure we can meet tenant requirements fast with no external decision making.

[www.castleforcepartners.com](http://www.castleforcepartners.com)



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



**10 Montrose Street, Glasgow**  
60,000 sq ft  
Refurbished character space



# ALL ENQUIRIES

## AGENTS



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## DEVELOPER



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