

CITYQUAYS TWO

Lambert
Smith
Hampton



TO LET CITY QUAYS 2

BELFAST, BT1 3BG

23,126 SQ FT OF FULLY FITTED, BREEAM EXCELLENT GRADE A OFFICE
ACCOMMODATION ACROSS 2 FLOORS AVAILABLE FOR OCCUPATION IN Q2 2026

 **Belfast
Harbour**



CITYQUAYS TWO

Located at the heart of the City Quays development, this Grade A office building offers nine floors of flexible, light-filled workspace that combines style and functionality. Designed by Grimshaw Architects and recognised with a RUSA Design Award, City Quays 2 is thoughtfully crafted to maximise natural light and occupier comfort. Set in a prime waterfront location, City Quays 2 provides businesses with an inspiring environment and impressive views.

As one of the city's most sustainable office buildings, City Quays 2 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, situated on a 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.

Current office occupiers within the City Quays scheme include:

**Baker
McKenzie.**

RATHBONES

U105

BRS GOLF

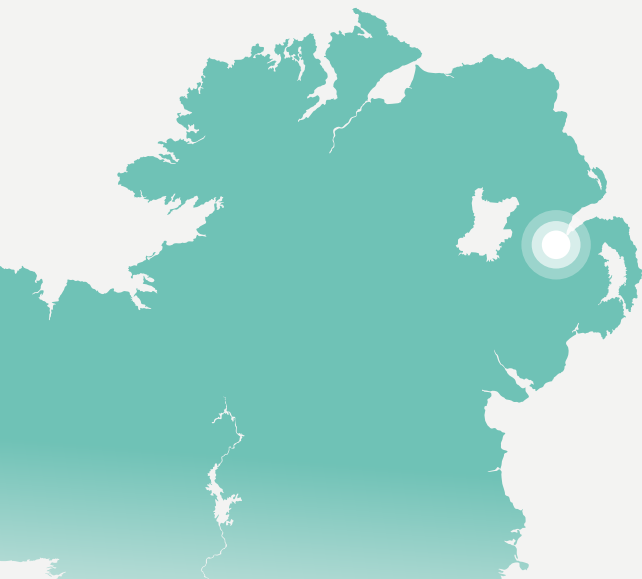
Affac.

Santander

- 2 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
- 23,126 sq ft of space
- Fifth & Sixth Floors available only
- CAT A and CAT B fit out to include furnishings
- City Quays Multi Storey Car Park dedicated for City Quays customers



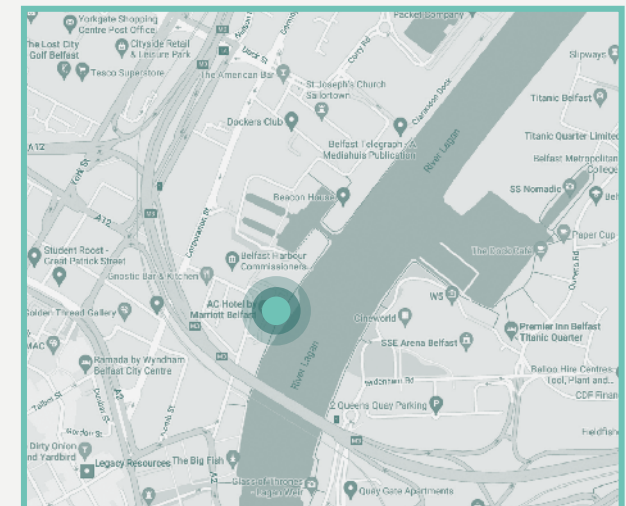
LOCATION



Location and connectivity are the cornerstones of an engaged workforce. City Quays 2 excels by offering a range of convenient commuting options, including established pedestrian and cycling routes, along with access to nearby public transport services, all of which directly bolster workplace wellbeing and productivity.

Further enhancing accessibility is the City Quays Car Park, a secure, high-capacity multi-storey car park, entirely dedicated to serving City Quays customers.

Perfectly positioned, the development is just a short walk from the city's premier retail, hospitality, and transport hubs, making it an ideal destination for both professional and social life.



CITYQUAYS
TWO

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Belfast
Harbour



GEORGE BEST
BELFAST CITY AIRPORT

TITANIC
BELFAST

SSE ARENA
BELFAST

CITY QUAYS 2

CITY QUAYS
CAR PARK

M3
MOTORWAY

CITY HALL

CATHEDRAL
QUARTER

YORK ST.
RAILWAY STATION

 George Best Airport
6 minute drive
Belfast International Airport
24 minute drive

 M3 Motorway
1 minute drive

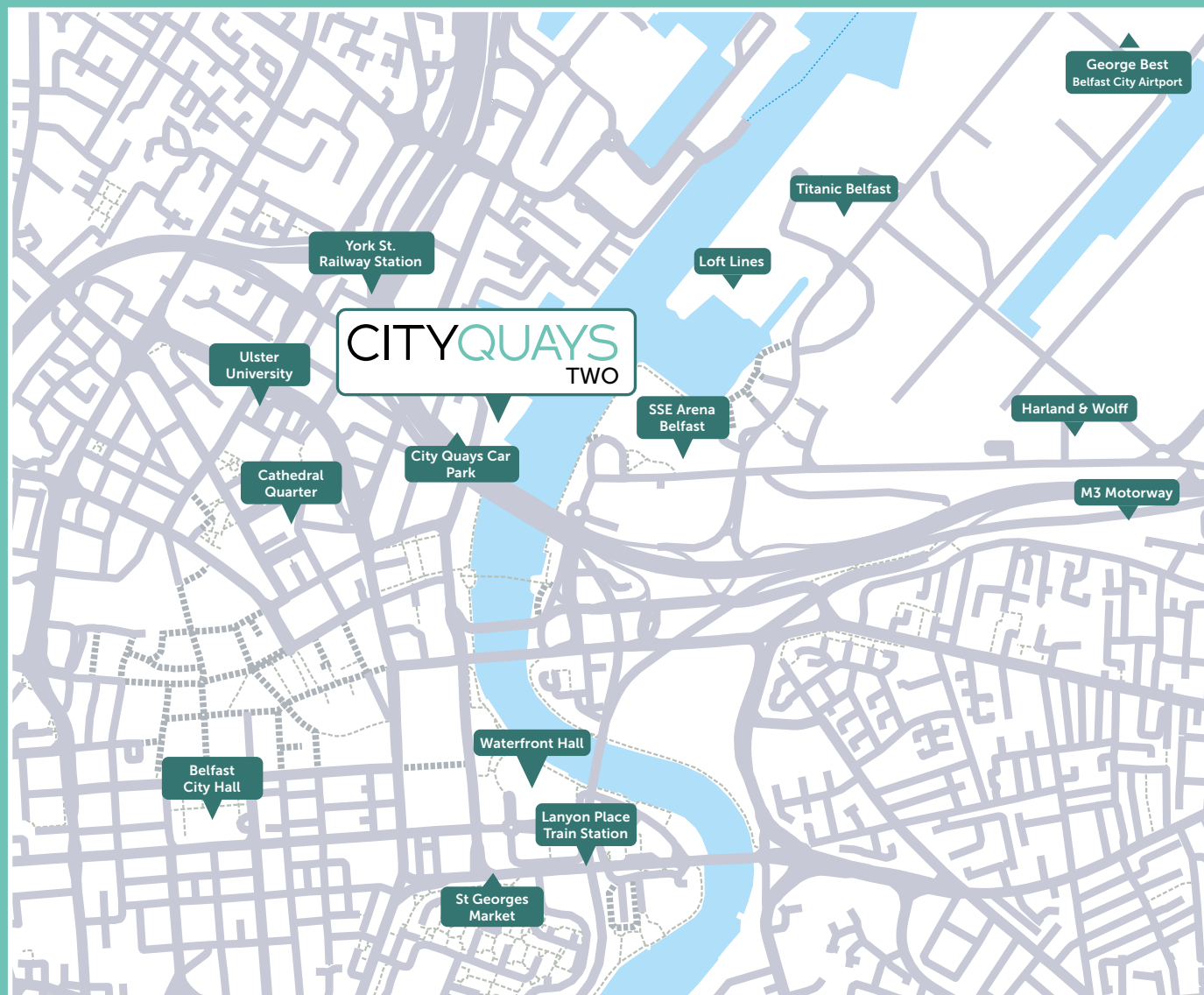
 York Street Station
10 minute walk

 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 and is 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' 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. Belfast was named one of the 50 Best Cities in the World for 2025 by global travel authority Time Out.



Lowest operating costs among UK core cities.

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.



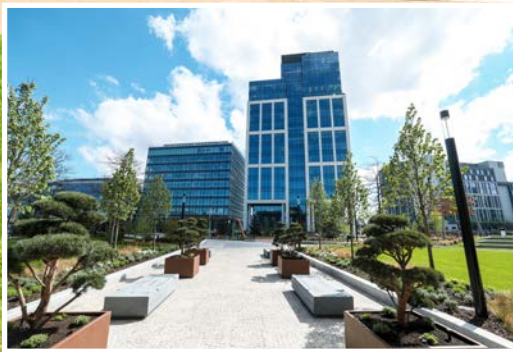
Economic Development.

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.

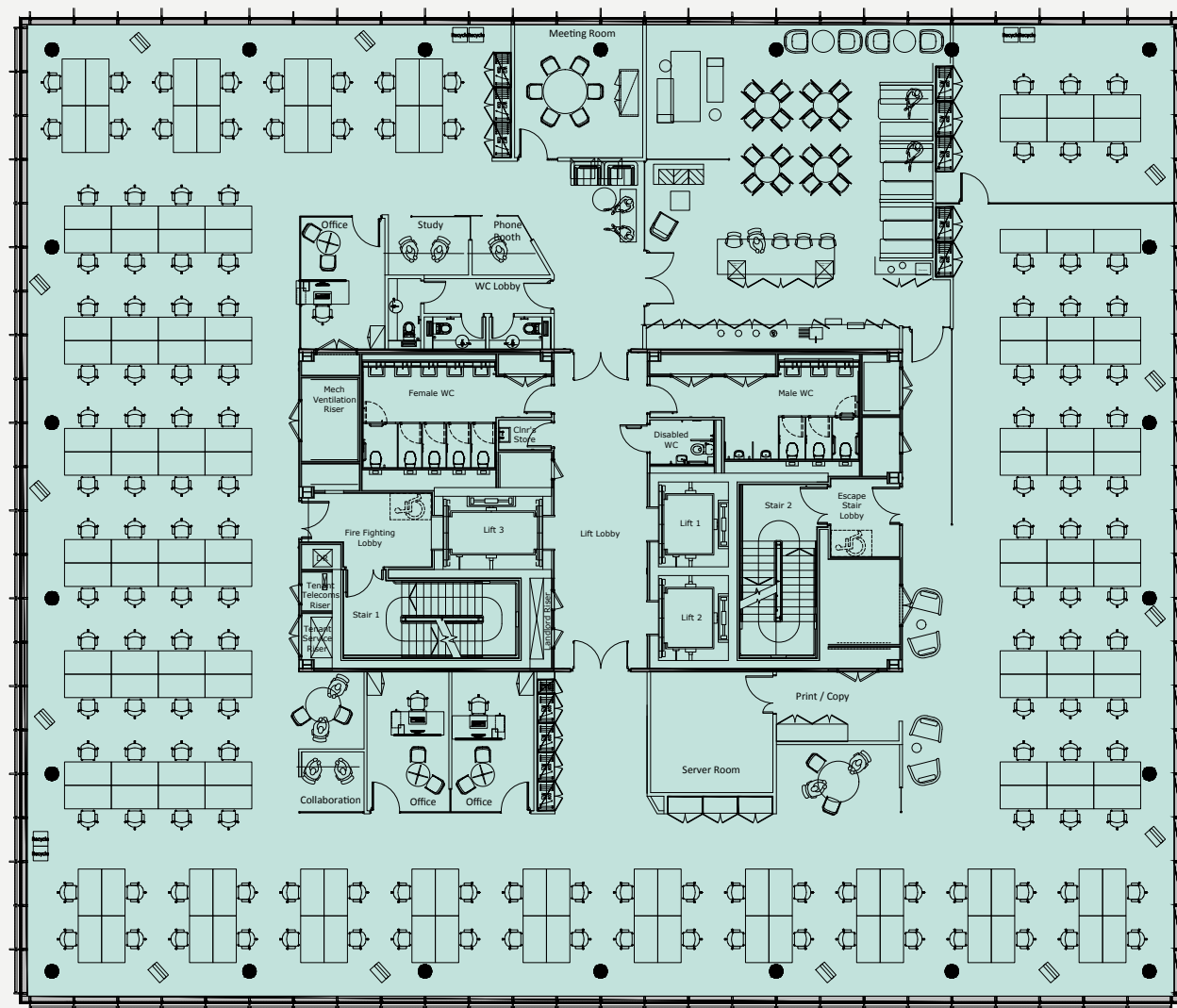
- Located adjacent to City Quays and the historic Belfast Harbour Office.
- Developed with wellbeing, sustainability and environmental excellence at the core.
- Featuring richly planted green spaces, seating, events lawns and outdoor workspace with publicly available WiFi.



SCHEDULE OF ACCOMMODATION

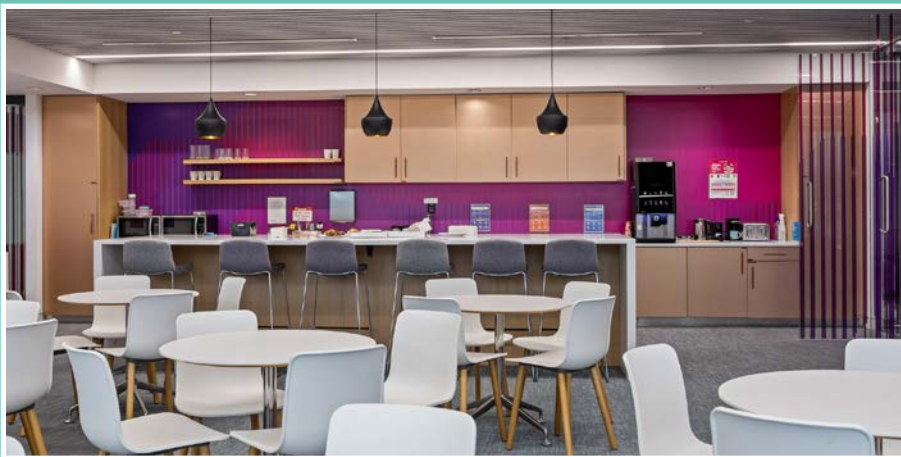
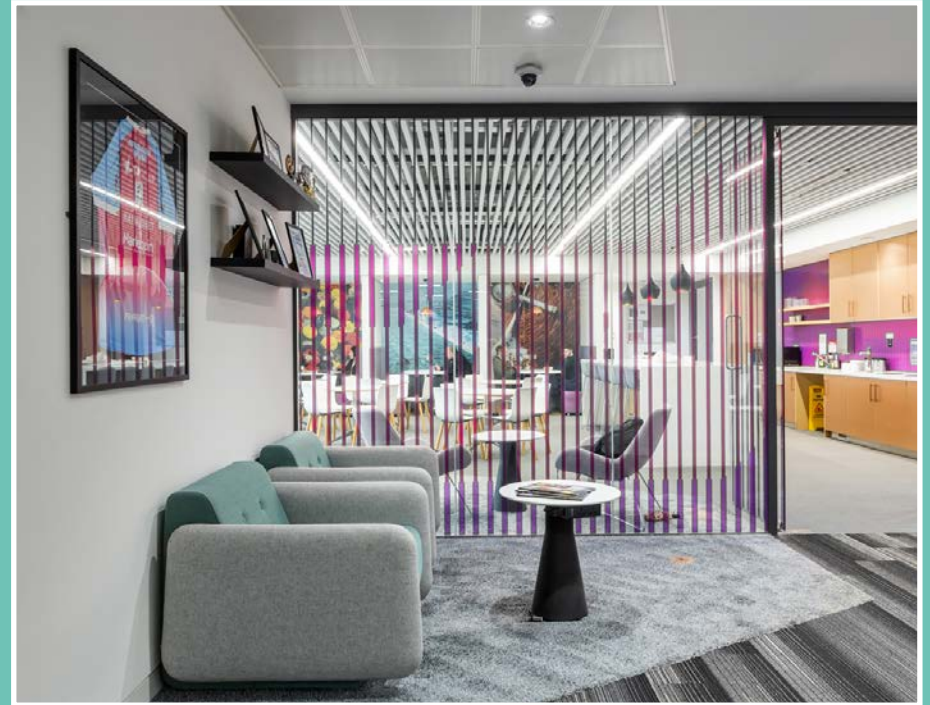
FLOOR	Sq Ft	Sq m
Fifth Floor	11,563	1,074
Sixth Floor	11,563	1,074
Total	23,126	2,148

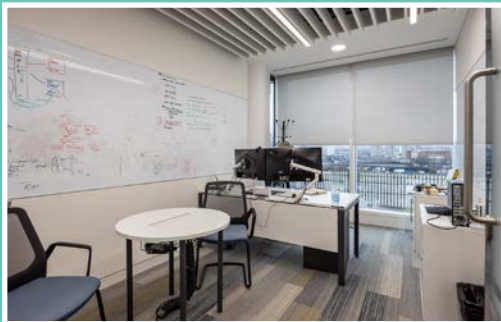
Fifth and sixth floors benefit from both a CAT A and CAT B fit out to include furnishings. For more information please contact the agent



Layout of fifth and sixth floors

FIT OUT EXAMPLES





SPECIFICATION



SOLAR PV

Green electricity tariff with 100% renewably sourced electricity



FIT-OUT

Fifth and Sixth floors benefit from CAT A and CAT B fit out to include furnishings



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



HEAT

Air Source heat pumps with heat recovery



WELLBEING

Access to THRIVE, City Quays wellbeing programme offering a range of wellness activities



LIFTS

3 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.



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

Kyle Abernethy

T: 074 2977 7911

E: 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

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



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