

A large, stylized letter 'R' in a dark, textured color, set against a light teal background. The 'R' is composed of two main parts: a vertical stem on the left and a curved bowl on the right. The bowl is split horizontally, with the top half being a solid dark color and the bottom half being a lighter, textured color. The entire logo is positioned on the left side of the page, with its right edge aligned with the text area.

RIVER HOUSE

48–60 High Street
Belfast

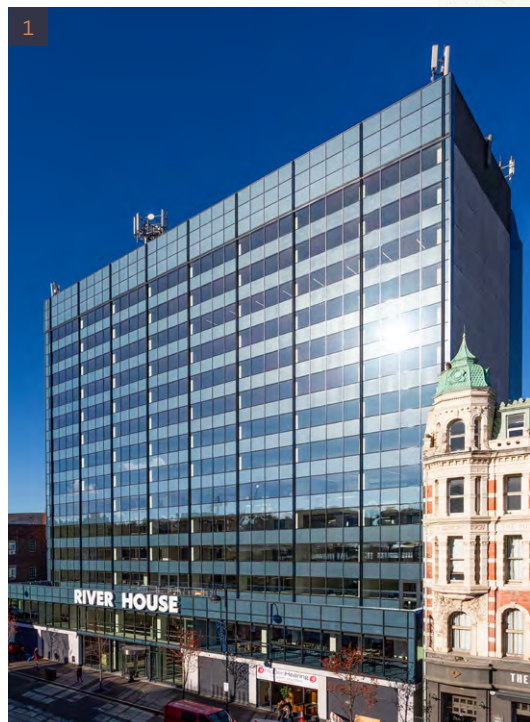
TAKE A LOOK AROUND.



2

1 Exterior

2 Reception



Located in the vibrant heart of Belfast's Cathedral Quarter, River House provides a warm welcome for occupiers and visitors with an impressive double-height reception space.

It offers contemporary design details throughout and excellent on-site amenities. Designed to promote creativity and productivity – it's the perfect place for your business to thrive.



SPACES TO MEET, COLLABORATE OR RECHARGE.

CLOCKWISE

Clockwise occupies levels one to five at River House, offering a fully serviced workspace solution with event spaces and multiple meeting rooms available for hire.

TWO HANDS CAFÉ

Our onsite artisan café, available exclusively to tenants, is the perfect place to take a break. Serving a delicious range of hot and cold food and drinks.

ALL THINGS CONSIDERED.

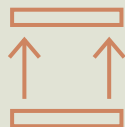
River House has been designed to the highest specification. From its impressive double-height reception to stylish breakout areas and best-in-class end of journey facilities, it truly offers occupiers an outstanding work environment.



1 Fully fitted
8th floor



**DOUBLE-HEIGHT
RECEPTION**



**RAISED ACCESS
FLOORING**



**CAR
PARKING**



**BICYCLE
STORAGE**



**SHOWER
FACILITIES**



**HIGH SPEED
DATA NETWORKS**



**GLAZED CURTAIN
WALL SYSTEM**



**NEW AIR
CONDITIONING**



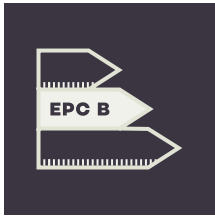
**EXCELLENT
NATURAL LIGHT**



**STUNNING
PANORAMIC VIEWS**

ESG.

The 100% electric building uses green energy technology and features a biophilic design which brings nature inside.



- 1 Two Hands café
- 2 2nd floor terrace

100% ELECTRIC BUILDING

GREEN ENERGY

EPC RATING B

BIOPHILIC DESIGN

ENVIRONMENTALLY SOURCED CLEANING PRODUCTS



WELLBEING.

With outdoor terraces, interactive social spaces, and active commute facilities, River House is committed to promoting the health and happiness of its occupiers.



GENEROUS BICYCLE STORAGE

ON-SITE CAFÉ

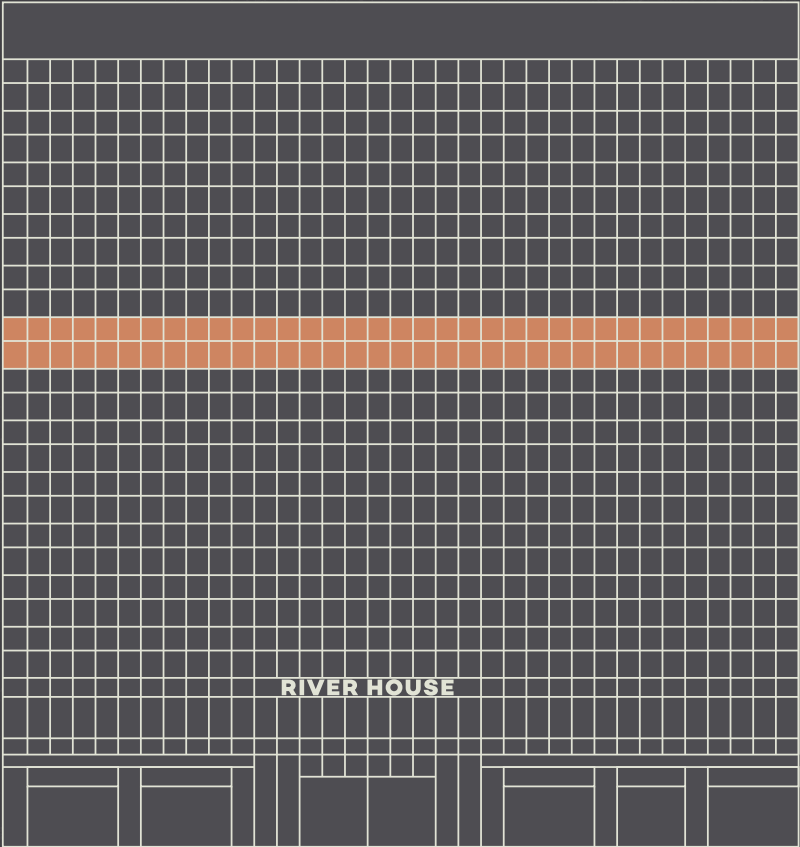
LANDSCAPED ROOF TERRACE

SHOWER FACILITIES

ABUNDANCE OF NATURAL LIGHT

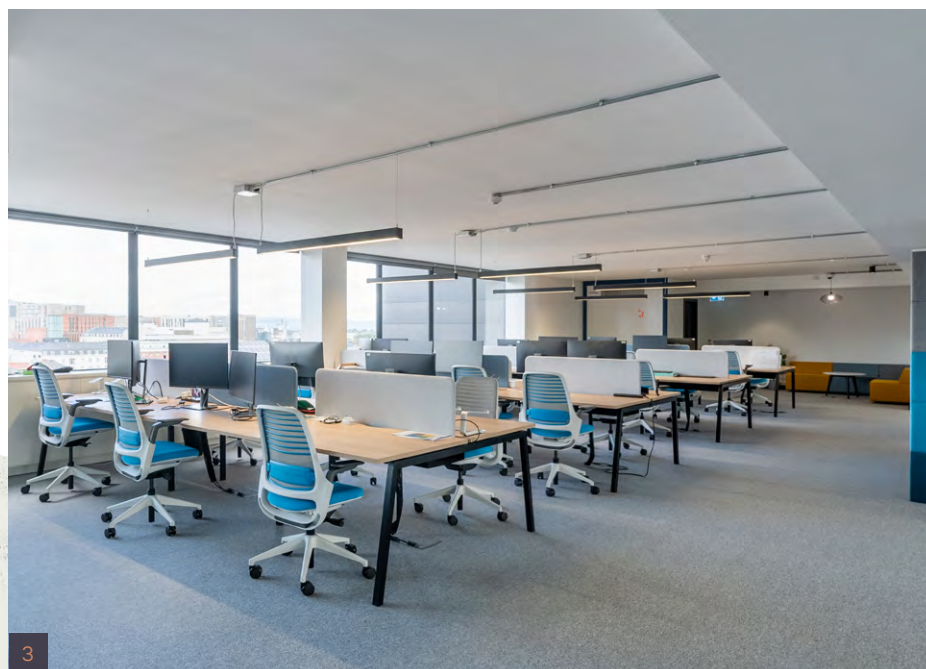
ACCOMMODATION.

FLOOR	UNIT	USE	SQ FT	AVAILABILITY
13		Office	5,815	Let
12		Office	5,815	Let
11		Office	5,815	Let
10	A	Clockwise	1,903	
	B	Office	3,282	Let
9		Office	5,815	Let
8		Office	5,815	Available
7		Office	5,815	Let
6		Office	5,815	Let
5		Clockwise	5,871	
4		Clockwise	5,871	
3		Clockwise	5,871	
2		Clockwise	5,871	
1		Clockwise	5,871	
TOTAL OFFICE			81,815	
Ground	1	Retail	2,347	Let
	2	Retail	1,140	Let
	3	Retail	1,162	Let
	4	Retail	1,291	Under Offer
TOTAL RETAIL			3,827	



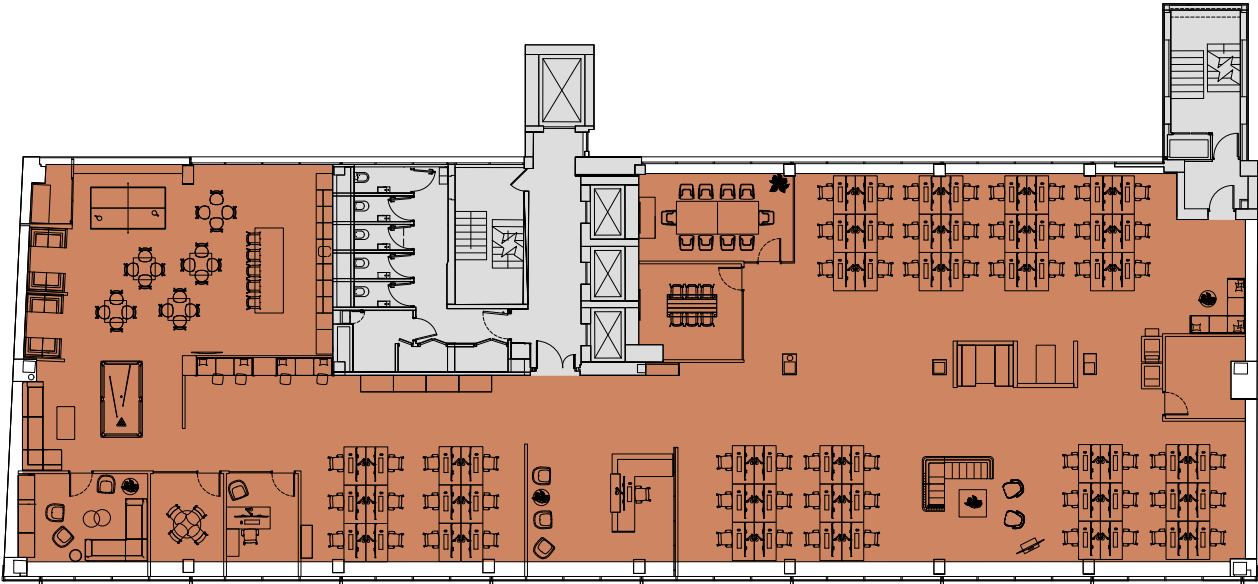
FITTED & READY TO GO

- 1 Breakout area
- 2 Meeting room
- 3 Open plan office
- 4 Kitchen / breakout area



8TH FLOOR
SPACE PLAN

5,815 SQ FT
540.2 SQ M

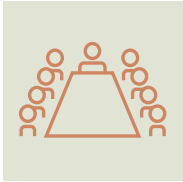


High Street

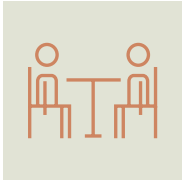
North
For indicative purposes only.
Not to scale.



**60 OPEN PLAN
WORKSTATIONS**



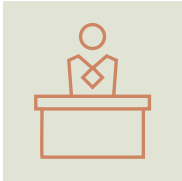
**10 PERSON
BOARDROOM**



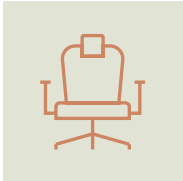
**3 MEETING
ROOMS**



**BREAKOUT
AREAS**



**RECEPTION /
WAITING AREA**



**PRIVATE
OFFICE**



**2 MEETING
BOOTHS**



KITCHEN

SPACE YOUR WAY.

READY TO FIT SPACE

A blank slate to make the space your own.

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture.

Simple.



FITTED SPACE

A traditional lease but with the benefit of an initial fit out already done for you.

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.



FITTED & FURNISHED SPACE

We'll provide the furniture, you just bring your team and their tech and you're ready to go.

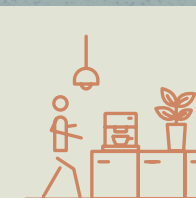
With all furnishings included, there's nothing left to do apart from move in – top quality workspace allowing for a seamless transition.



MANAGED SPACE

Why not let us take care of maintaining your space?

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.



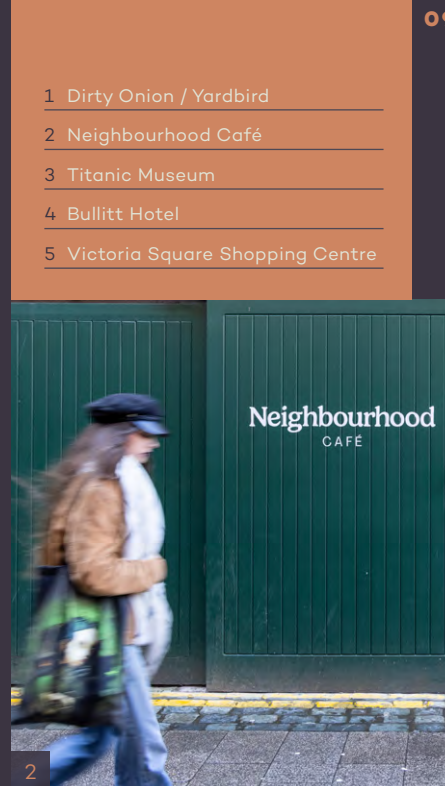
TAKE YOUR PICK.

Located in the heart of Belfast's Cathedral Quarter – the City's buzzing creative district – River House is surrounded by a diverse mix of trend-setting bars, restaurants and cafés.

Home to many celebrated festivals, arts and cultural venues, River House really does have it all on the doorstep.



1



2



3



4



5

1 Dirty Onion / Yardbird

2 Neighbourhood Café

3 Titanic Museum

4 Bullitt Hotel

5 Victoria Square Shopping Centre

MOVE AROUND WITH EASE.

Transport links are excellent, with Lagan-side Buscentre and Lanyon Place train station within easy reach.

The Metro and Glider bus services make it quick and easy to get around Belfast.

Ireland’s largest transport hub, Belfast Grand Central, is less than a 10-minute walk and is scheduled for completion in Autumn 2024.



KEY WALK TIMES (TAKEN FROM THE BUILDING)

04 MINS

Lagan-side Buscentre

14 MINS

Lanyon Place Train Station

10 MINS

Belfast Grand Central

10 MINS

Europa Buscentre

Bars & Restaurants

- 01 The Dirty Onion and Yardbird
- 02 Malmaison
- 03 Pizza Punks
- 04 Whites
- 05 Common Market
- 06 Bootleggers
- 07 Ragin’ Ramen
- 08 Grapevine
- 09 Six By Nico
- 10 The Great Room

Culture

- 11 Titanic Museum
- 12 Cathedral Quarter
- 13 Grand Opera House
- 14 HMS Caroline
- 15 The MAC
- 16 Ulster Hall

Coffee

- 17 Neighbourhood
- 18 The National
- 19 Established Coffee
- 20 Urban Scullery
- 21 Pottingers Café

Fitness

- 22 Pure Gym
- 23 The Merchant Gym
- 24 Better Gym
- 25 Anytime Fitness

Hotels

- 26 The Merchant
- 27 Malmaison
- 28 Bullit Hotel
- 29 The Fitzwilliam
- 30 Grand Central Hotel



Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



OUR ESG FOCUS

Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.

Select examples in practice are:

- active consultation with and responsiveness to local stakeholders
- revitalising heritage buildings and improving local landscapes
- providing spaces or funds for local community use
- improving building quality to provide greater energy efficiency and disabled accessibility
- socially responsible business plans that integrate our local communities

FURTHER INFORMATION

Viewings

Strictly through the joint letting agents:

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RIVERHOUSEBELFAST.CO.UK

Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2025.

Designed by Cre8te - 020 3468 5760 - cre8te.london

