THE VANTAGE

BELFAST

PERFECTLY POSITIONED FOR BUSINESS

32-36 GREAT VICTORIA STREET
BELFAST

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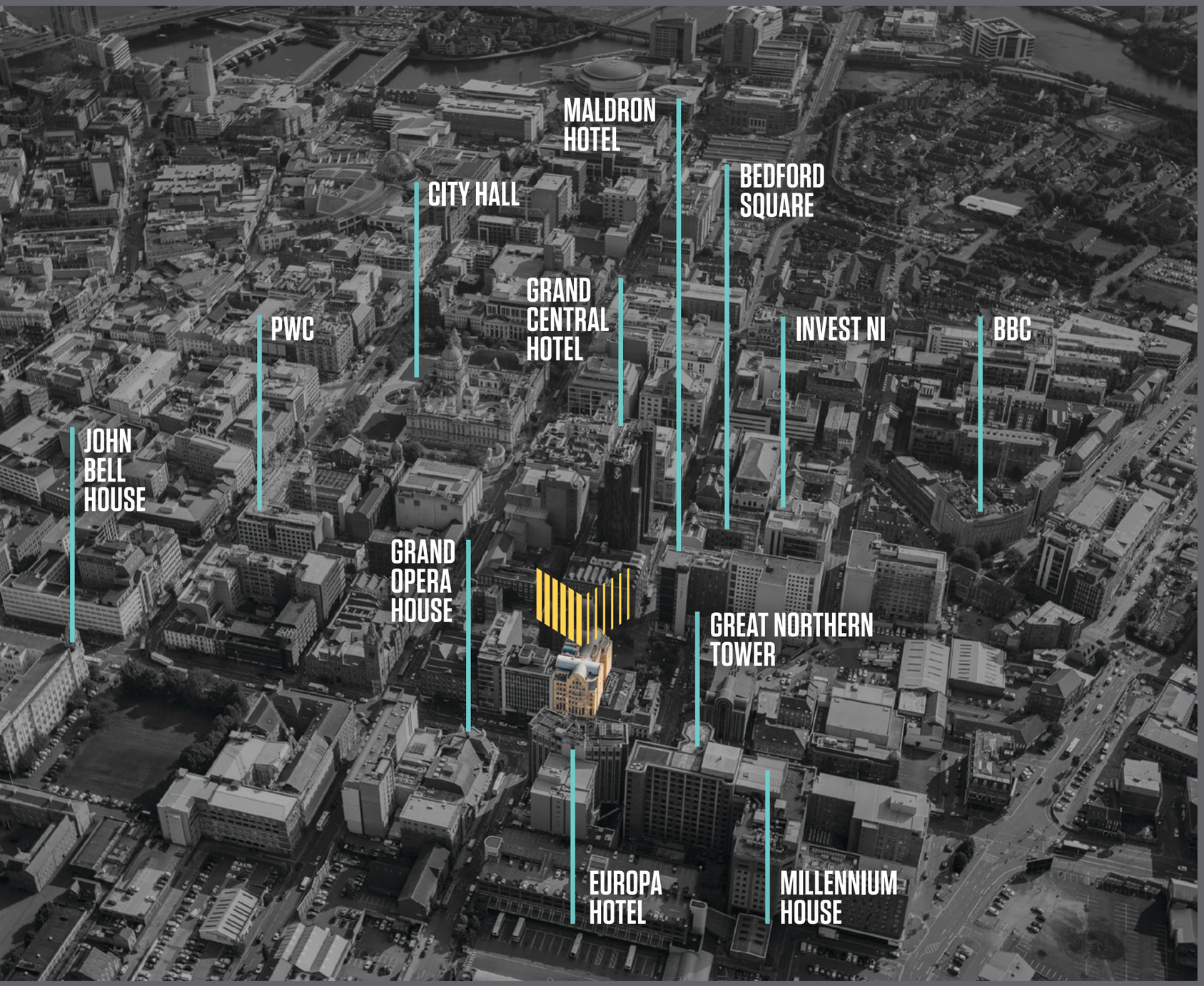
A GAME CHANGING WORKPLACE FOR BELFAST

67,500 SQ FT OF GRADE A CITY CENTRE OFFICE SPACE WITH UNPARALLELED TRANSPORT CONNECTIONS

- 2021 Completion Q2 2021
- Ground Floor Retail
- 11 Grade A Office Floors
- Panoramic Views



AT THE CENTRE OF ALL BELFAST HAS TO OFFER

Born for 21st century industry, the building's city centre positioning and unrivalled transport connections offer tenants an enviable location in arguably the world's most up and coming city.

Located in the heart of Belfast's city centre, The Vantage's 67,500 sq ft array of workspaces will accommodate a dynamic mix of businesses. A stones throw from Weavers Court transport hub and a host of other amenities, this prime location frees up time to focus on the things that matter most.

NEXT GENERATION ENVIRONMENTS

The Vantage offers a modern cutting edge finish to meet the needs of today's "office", whether that be a growing tech firm or established professional services firm.

The Vantage leads from the front, with a stunning double height entrance which provides a true sense of arrival, merging seamlessly into providing accommodation ranging from 5,800 sq ft to 67,500 sq ft over 11 floors with ground floor retail of 2,244 sq ft. The excellent natural light combined with attractive open ceilings creates a superb environment for day to day working.

The Vantage is a place where employees can be inspired, be comfortable, thrive and grow. The building benefits from superb staff amenities including showers, drying cupboard, changing facilities and bike storage with every aspect of wellbeing catered for.

SPACE THAT WORKS FOR YOU

Tenants will benefit from a next generation working environment. Having entered the building through a cutting edge, double height lobby the upper floors will be accessed by 3 no. 10 person passenger lifts.

The Vantage is designed with the occupier in mind, its floorplates will fit traditional working arrangements and also appeal to companies who are adjusting to a more flexible, hybrid working model. Each floor will benefit from the following design features

- Efficient floor plates
- Raised access floors
- A VRF air conditioning system allowing for 1 person to 8 sq m occupancy ratio
- Unisex toilets & disabled WC facilities

WHY BELFAST?

Northern Ireland's capital is Europes most business friendly city of its size and the second fastest growing knowledge economy in the UK.

1.8 MILLION

POPULATION, ONE OF THE YOUNGEST AND FASTEST GROWING IN EUROPE

7 MILLION

THE REGIONS THREE AIRPORTS DEAL WITH ALMOST SEVEN MILLION PASSENGERS PER YEAR

2

WORLD CLASS UNIVERSITIES

4K

BUSINESS GRADUATES EACH YEAR

NO.1

THE WORLD'S TOP DESTINATION FOR FINANCIAL TECHNOLOGY INVESTMENT PROJECTS

TOP 3

TOP 3 FINTECH LOCATIONS OF THE FUTURE AFTER LONDON & SINGAPORE

53%

OF THE POPULATION IS UNDER THE AGE OF 40

160

FERRY AND FREIGHT SAILINGS PER WEEK TO GREAT BRITAIN AND EUROPE

OUR WORKFORCE

Population of 1.8 million is one of Europe's youngest and fastest growing. 53 per cent of the population is under the age of 40. A steady stream of enthusiastic, talented people for knowledge-based companies seeking a strong workforce

TOP CLASS EDUCATION

The region's education system is recognised as among the best in Europe. Nearly a fifth of public expenditure is on education and Northern Ireland consistently out performs all other UK regions in academic qualifications.

Two world-class universities Queen's University Belfast and Ulster University and an extensive network of further education colleges provide excellent academic and vocational training. Both universities are responsive to business, creating graduates with skills, competency and acumen in business-relevant areas. Over 4,000* people graduate each year with business qualifications in Northern Ireland.

* Source: Higher Education Statistics Agency

FINANCIAL SERVICES SECTOR

Belfast, the region's capital, is ranked as the world's top destination for financial technology investment projects and has been ranked in the top 3 Fintech locations of the future after London & Singapore. (Source FT FDI Markets 2019)

PROFESSIONAL SERVICES

Northern Ireland has become a leading global location for professional and legal services investment.

There are over 16,000 people employed in Professional and Legal services in Northern Ireland, and the region offers a ready pool of culturally-compatible, highly educated talent.

TRANSPORT/INFRASTRUCTURE

Key facts:

- Three airports deal with almost seven million passengers a year.
- Belfast's two airports have daily scheduled flights to destinations across the UK and Europe including London, Paris and Amsterdam.
- City of Derry airport has regular scheduled services to GB destinations.
- The region has four ports.
- Belfast Harbour is the second busiest port on the island of Ireland.
- 160 ferry and freight sailings per week to Great Britain and Europe.

COMMUNICATIONS

Key facts:

- The first region in Europe to achieve 100 per cent broadband coverage.
- One of the first to operate high speed, next generation services with a 100-gigabyte per second transatlantic and terrestrial telecommunications link between Northern Ireland, North America and Europe.
- A fully digital, fully fibre optic communications network.
- Highly deregulated telecoms industry ensures competitive market with over 70 operators.
- The region's compact size makes it an ideal test-bed for new communications technology.

BEFORE, DURING AND AFTER HOURS
IT'S ALL ON YOUR DOORSTEP.

Belfast is arguably the world's most up and coming capital city. Steeped in decades of rich history, with the grandest of ambitions for the 21st century. A city working experience like no other – home to world-class culture and cuisine, education and entertainment.

Hotels
The Fitzwilliam Hotel
The Merchant Hotel
Grand Central Hotel
Europa Hotel
The Maldron Hotel
Hampton by Hilton

Gyms
Anytime Fitness
9Round Fitness

Bars
The Crown Bar
The Perch
Ritas
The Duke of York
Pug Uglys
Sweet Afton

Eateries
James St
Home Restaurant
Howard Street
Stix & Stones
Deanes EIPIC
Yugo Belfast
Starbucks
Boojum

Cultural Attractions
Grand Opera House
Victoria Square
Ulster Museum
Titanic Belfast
SS Nomadic
St. George's Market

A WELL CONNECTED WORKPLACE

KEY LOCATIONS

1. Invest NI & Bedford Square
2. Europa Hotel
3. BBC
4. City Hall
5. PWC (Merchant Square)
6. Weavers Court
7. Weavers Cross Transport Hub
8. Shaftesbury Square
9. Victoria Square
10. Waterfront Hall
11. Lanyon Place
12. Ulster University
13. Queen's University
14. Belfast City Airport

ON FOOT

Europa Hotel
Less than 1 min

Weavers Cross Transport Hub
3 mins

City Hall
5 mins

Waterfront Hall
10 mins

BY PUBLIC TRANSPORT

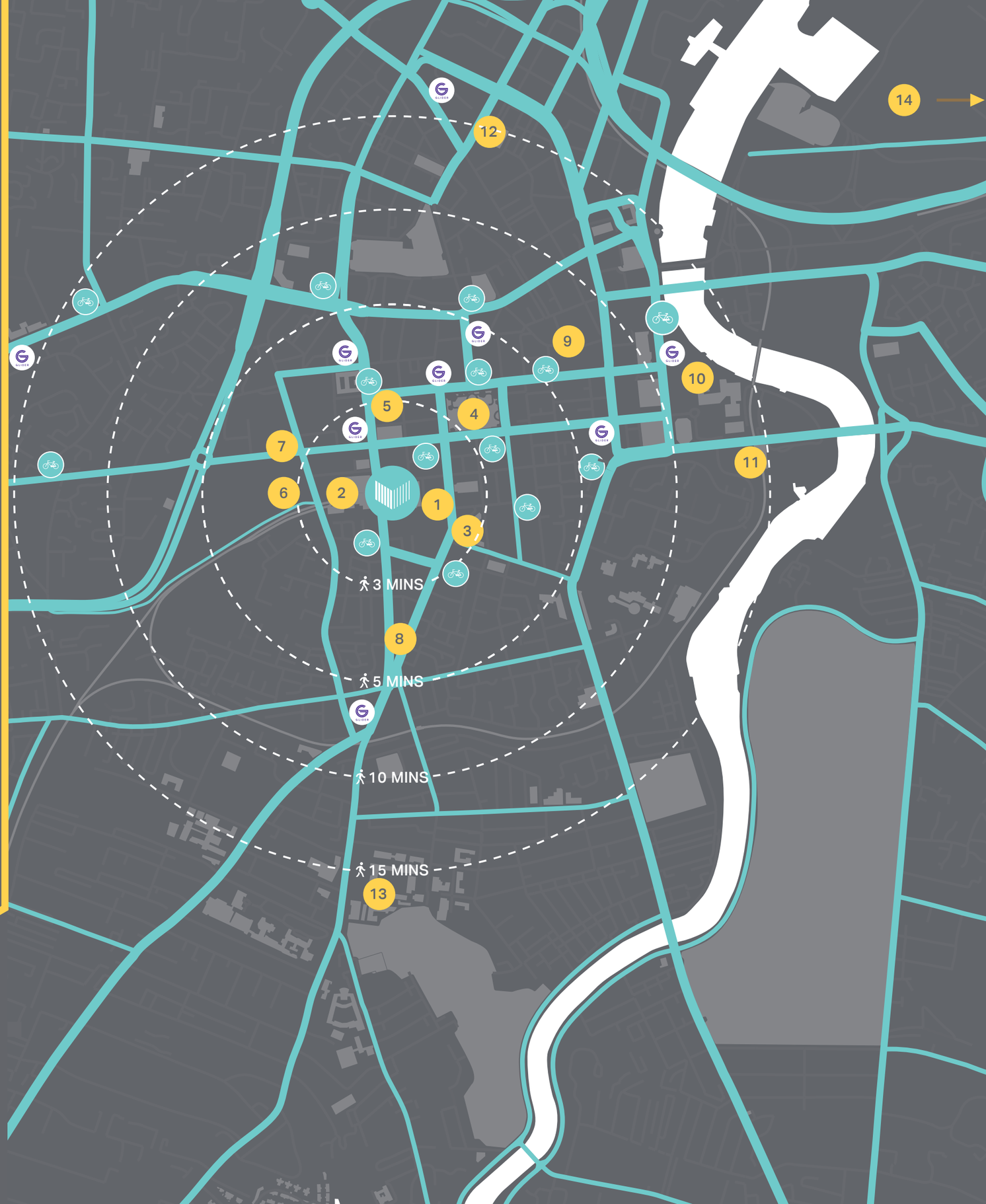
Titanic Quarter
9 mins

Belfast City Airport
16 mins

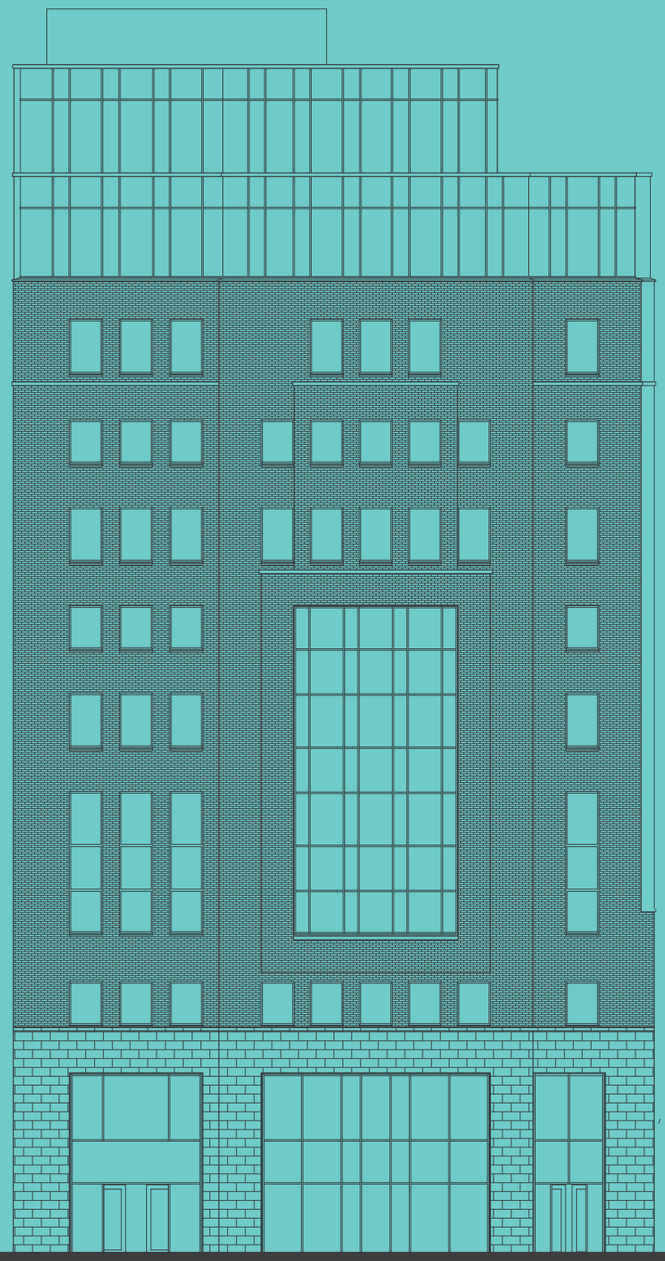
Belfast International Airport
18 mins

Dublin
2hrs

Weavers Cross is situated in the heart of Belfast, it is an eight hectare site linking a modern high capacity transport hub, to be developed on the site of the existing Europa buscentre and Great Victoria Street train station, with impressive mixed-use development proposals.



A COMMERCIAL PERSPECTIVE



Level	Proposed Office Space NIA (m^2) Retail at GF	Proposed Office Space NIA (ft^2) Retail at GF
Level 11	320	3,441
Level 10	578	6,222
Level 9	572	6,161
Level 8	573	6,172
Level 7	573	6,172
Level 6	580	6,242
Level 5	580	6,242
Level 4	580	6,242
Level 3	580	6,242
Level 2	574	6,183
Level 1	548	5,893
Ground	209	2,244
Total	**6,267**	**67,456**

FLOOR HEIGHTS

GROUND FLOOR

Floor to slab soffit is

3,425MM

TYPICAL FLOOR

Floor to slab soffit is

2,775MM

UPPER FLOORS

(10th and 11th)

Floor to underside of profiled metal slab deck above

3,300MM

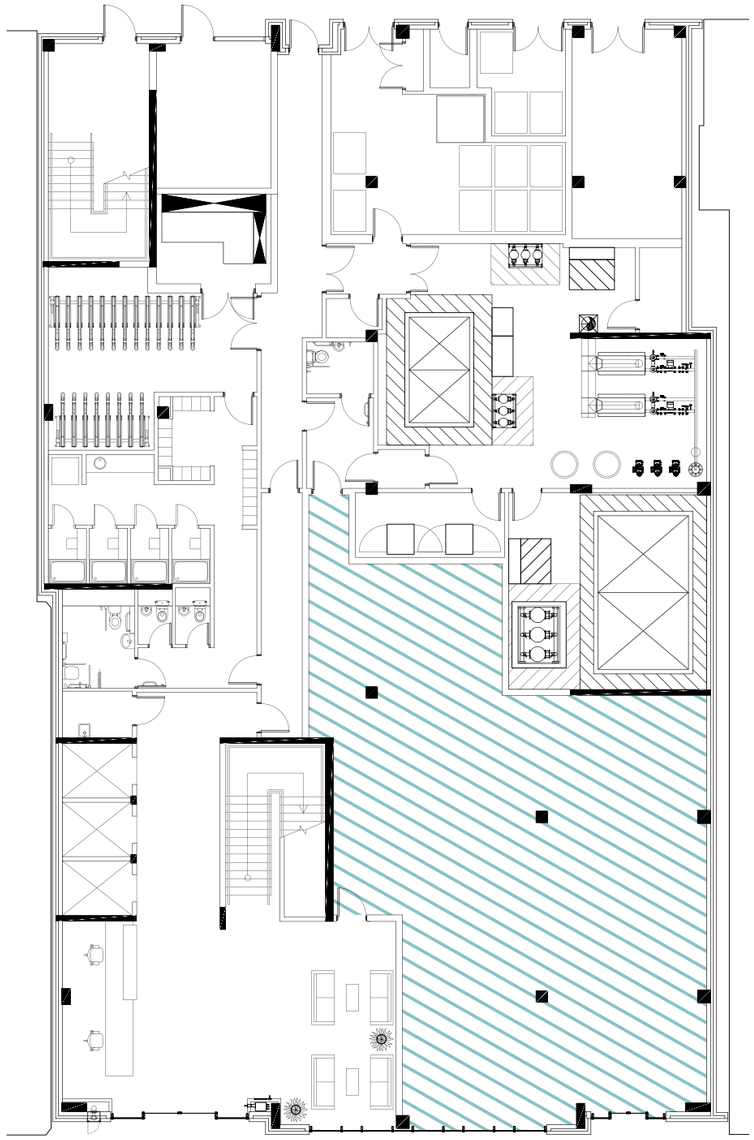
Finished floor to underside of lowest beams is

2,950MM

HIGH PERFORMANCE FLOORPLATES

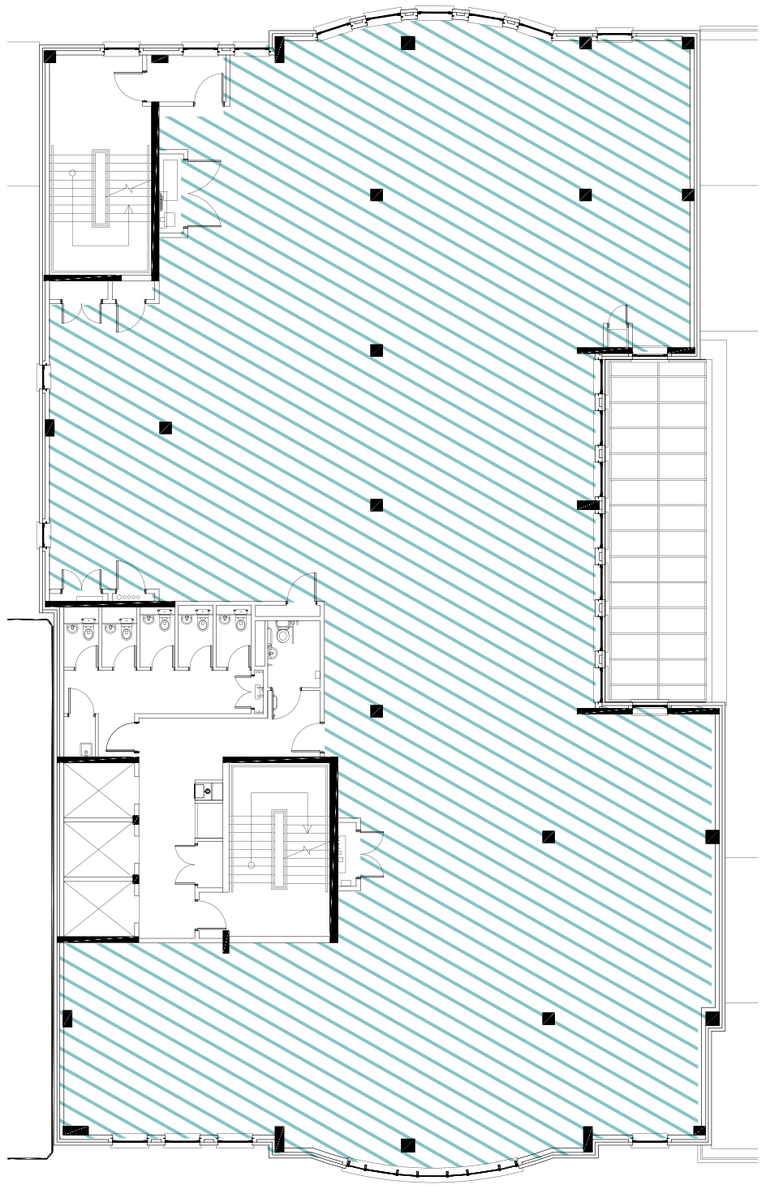
GROUND FLOOR

2,244 SQ FT



FLOORS 01 - 09

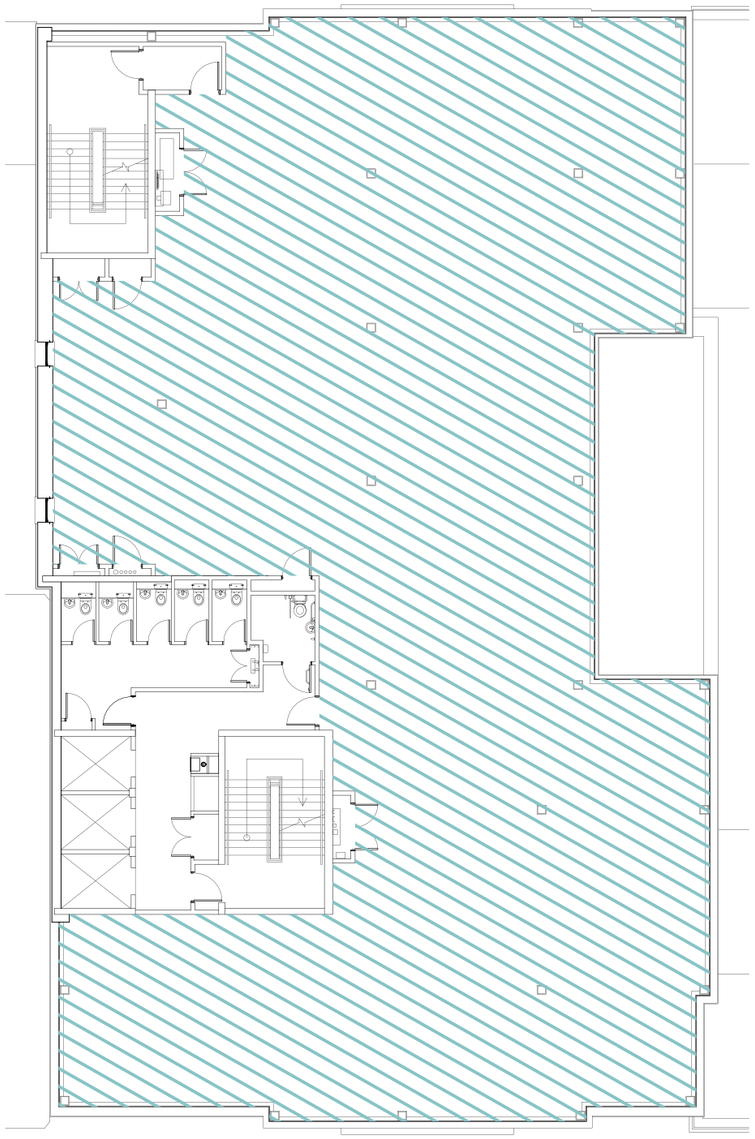
FLOOR PLATES RANGING FROM 5,893 SQ FT - 6,242 SQ FT



HIGH PERFORMANCE FLOORPLATES

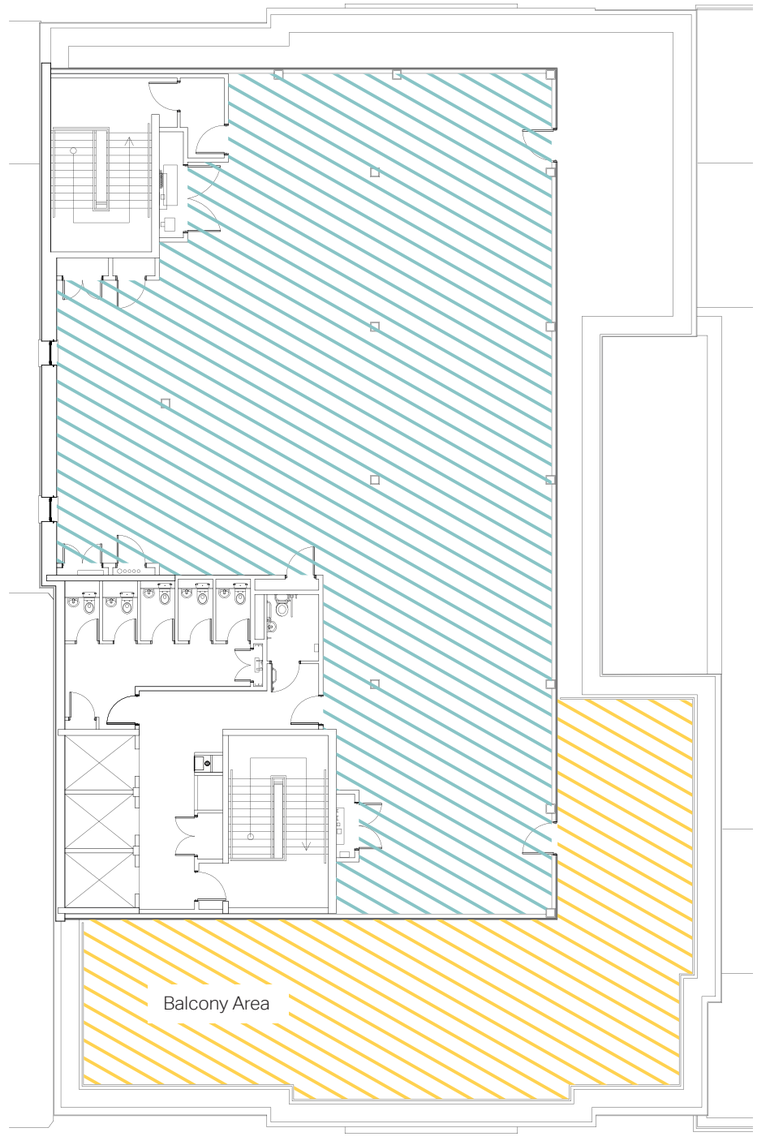
FLOOR 10

6,222 SQ FT



FLOOR 11

3,441 SQ FT



STATE OF THE ART GRADE A WORKING

- Concierge Service
- Drying Cupboard
- VRF Air Con System
- 42 secure cycle spaces
- Floor to slab soffit height 2.7m
- 52 secure lockers
- 4 Shower & Changing Facilities
- AC/Ventilation on 1 person per 8 sq m
- Raised Access Floor
- 3 x 10 person passenger lifts
- Targeting WiredScore Platimum
- Targeting BREEAM rating Very Good
- Targeting EPC Rate B

SPECIFICATIONS

OCCUPANCY

3 NO. 10 PERSON PASSENGER LIFTS.

INTERNAL CLIMATE - 1 PERSON PER 8 SQ M.

WORKSPACE DESIGN

OPEN PLAN AND HIGHLY ADAPTABLE FLOOR PLATES.

WALLS:
PAINTED FINISH TO ALL INTERNAL OFFICE WALLS.

FLOORS:
RAISED ACCESS FLOORS.

CEILINGS:
EXPOSED SERVICES.

FLOOR HEIGHTS

GROUND FLOOR
FINISHED FLOOR TO SLAB SOFFIT IS 3425MM.

TYPICAL FLOOR
FINISHED FLOOR TO SLAB SOFFIT IS 2775MM.

NEW UPPER FLOORS [10TH AND 11TH]
FINISHED FLOOR TO UNDERSIDE OF PROFILED METAL SLAB DECK ABOVE – 3300MM. FINISHED FLOOR TO UNDERSIDE OF LOWEST BEAMS IS GENERALLY 2950MM.

MECHANICAL

THE MECHANICAL VENTILATION AND AIR CONDITIONING DESIGN HAS BEEN BASED ON AN OCCUPATION OF 1 PERSON PER 8 SQ M.

A VRF AIR CON SYSTEM WILL BE PROVIDED THROUGHOUT THE BUILDING. THE OPEN PLAN OFFICE AREAS WILL BE SERVED BY SURFACE MOUNTED CEILING UNITS TO PROVIDE HEATING AND COOLING UNDER CENTRAL CONTROL PER FLOOR LEVEL.

ELECTRICAL

THE BUILDING SHALL BE DESIGNED ON THE BASIS OF 1 PERSON PER 8 SQ M.

SUSPENDED ENERGY EFFICIENT DIMMABLE LINEAR LED LUMINAIRES WHICH ALSO REDUCE HEAT GAIN WITHIN THE OFFICE AREAS.

LUMINAIRES WITHIN THE OFFICE AREAS ARE CONFIGURED IN GROUPS OF 6 AND 8 AND ARE AUTOMATICALLY CONTROLLED BY DAYLIGHT AND PRESENCE DETECTORS.

4 CHANNEL SCENE SETTING CONTROLLERS ARE LOCATED ON EACH FLOOR TO PROVIDE FLEXIBILITY ON LIGHTING SCENES AND ENABLE THE END USER TO RE-PROGRAMME THE LIGHTING TO MEET THEIR INDIVIDUAL REQUIREMENTS.

AMENITIES

4 SHOWERS AND CHANGING FACILITIES.

52 STORAGE LOCKERS.

42 BICYCLE STORAGE SPACES.

GREEN CREDENTIALS

TARGETING BREEAM RATING VERY GOOD.

TARGETING EPC RATE B.

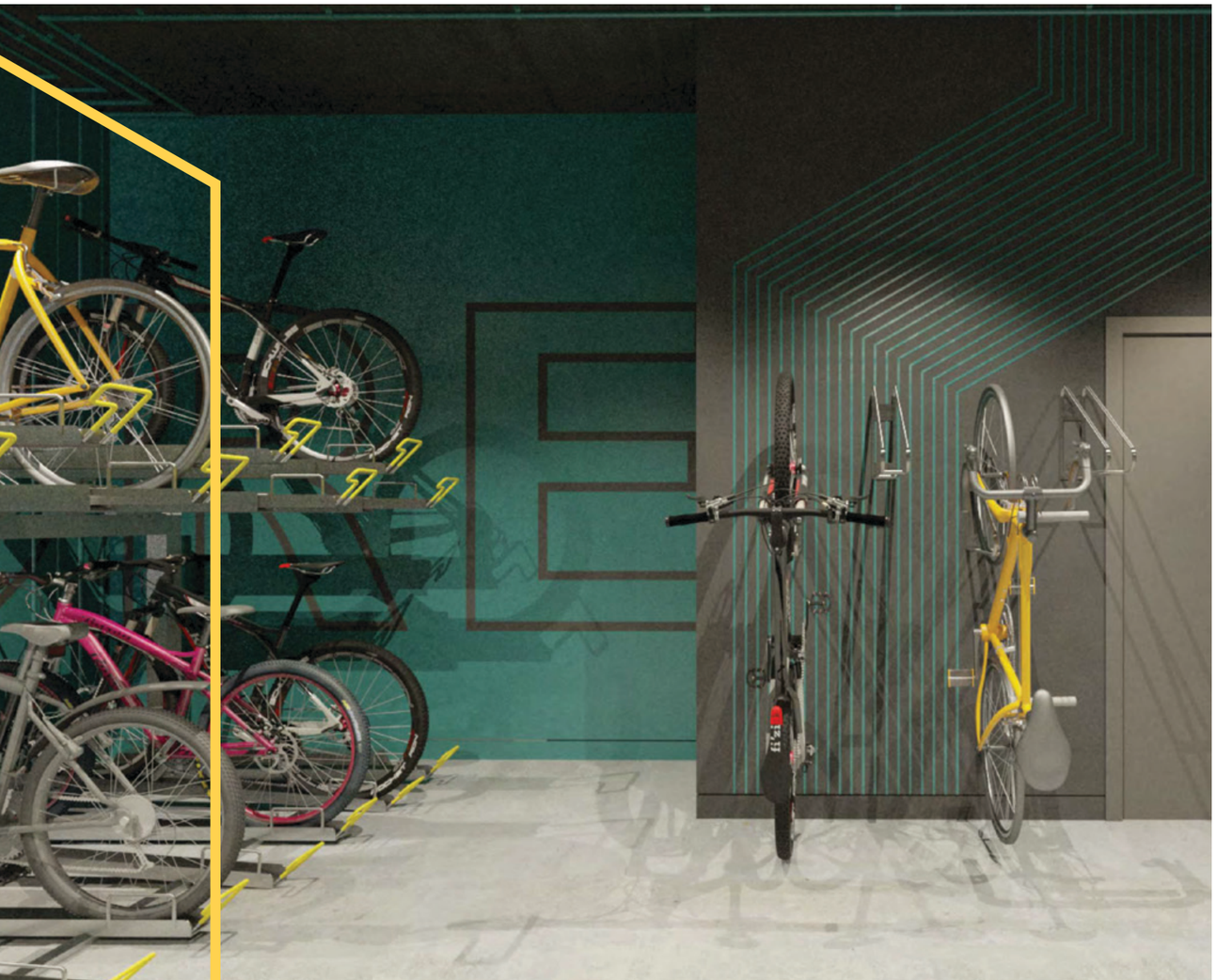
DIGITAL PROVISION

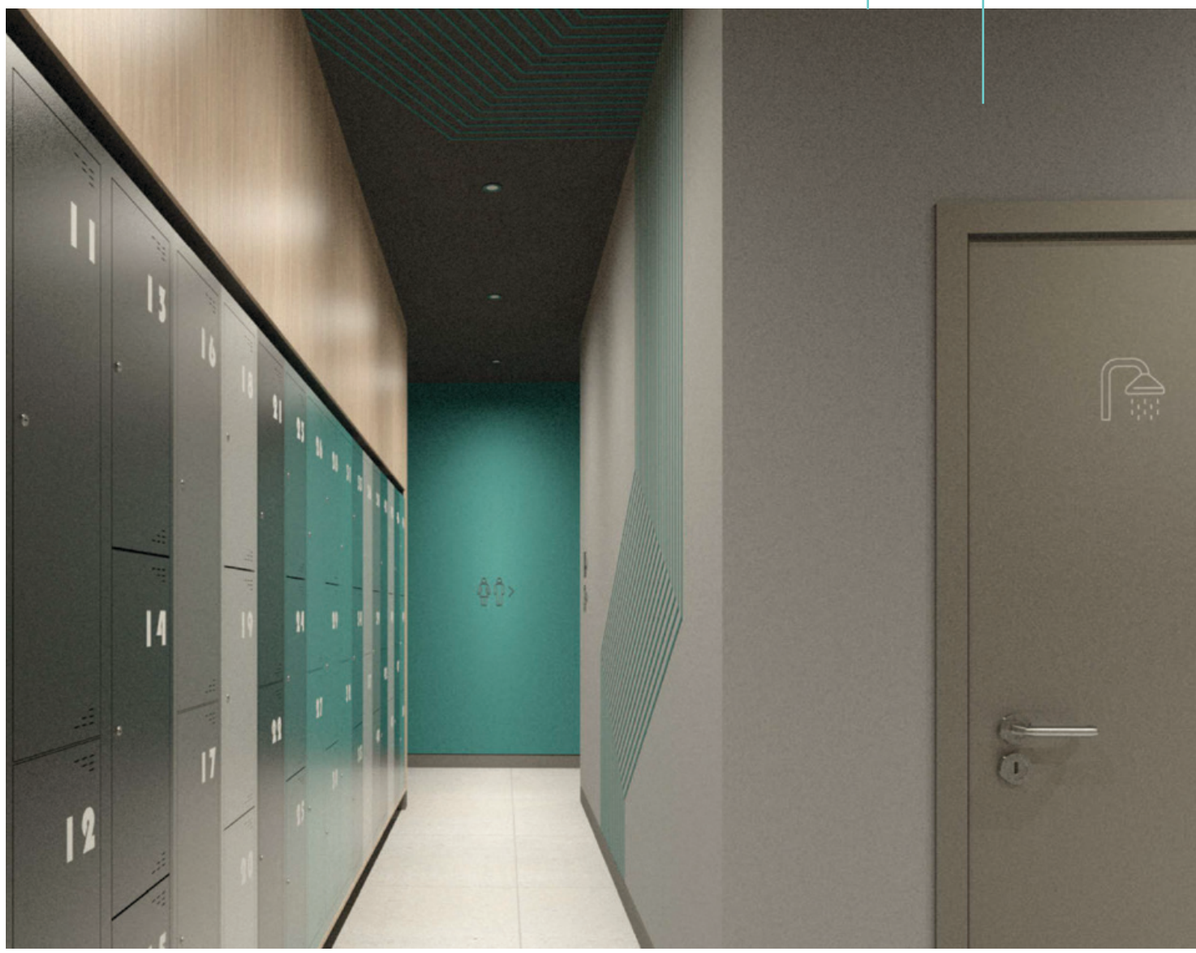
BUILDING WILL HAVE A DESIGNATED TELECO ROOM FOR THE PLACEMENT OF ISP EQUIPMENT. PROVISION WILL BE MADE FOR THE INSTALLATION OF A BACK-UP GENERATOR WITH ALL APPROPRIATE INTERFACES TO TELECO ROOM EQUIPMENT.

PROVISION HAS BEEN MADE FOR ALL COMMON AREAS TO HAVE WIFI.

WIRED SCORE

INTERNET CONNECTIVITY IS IMPORTANT TO TENANTS. INCREASINGLY, BUSINESSES DEPEND ON RELIABLE INTERNET TO THRIVE AND GROW. WE ARE TARGETING A WIRED SCORE PLATINUM CERTIFICATION.





PERFECTLY POSITIONED FOR BUSINESS

THE VANTAGE

BELFAST

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