

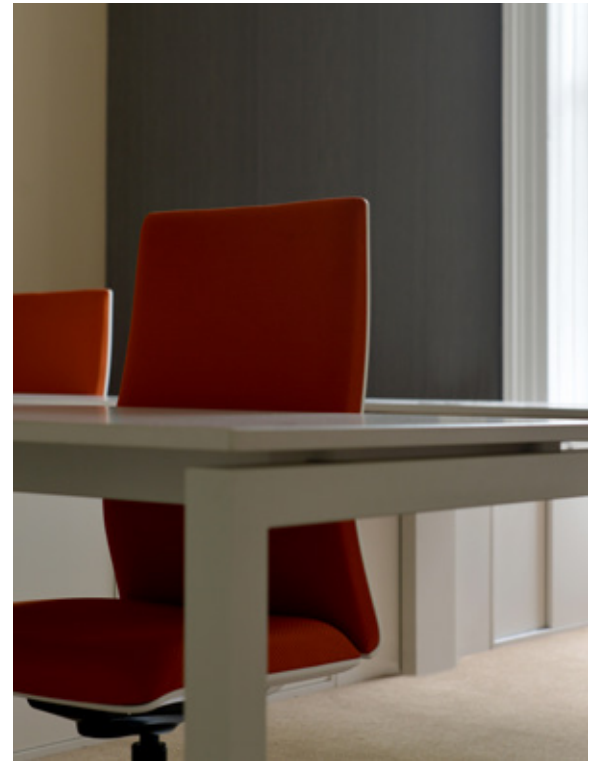
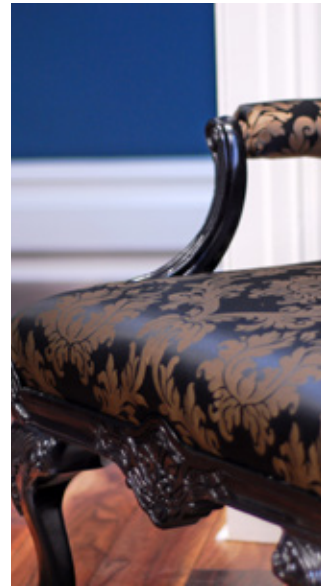


Welcome to

Belfast's premier serviced offices



SCOTTISH PROVIDENT
BUILDING





So what's included?

Our workstation pricing is for an all-inclusive, turnkey solution which includes all of the utilities and services. We understand that other serviced office providers charge for things that we feel should all be part of the monthly bill. We work a little differently and include as much of the services within the rent so our clients can better manage your cashflow and rent projections and more importantly, there are never any surprises.

- Choice of furniture. High quality desk, chair and lockable drawer unit per person
- dedicated broadband per person. We work on 5mb dedicated line per 20 workstations. Each additional Mb (if required) is priced at £30/mB pcm. This would be pooled from our 5 x 100mb leased lines we have within SPB.
- rack space in the comms room (fair usage)
- Cisco telephone handset/DDI per person,
- all Set-up fees are included for broadband and phones and furniture - no set up or plug in charges
- no exit fees or dilapidation fees on exit
- full reception meet/greet and full telephone answering service
- business and water rates
- electric and gas
- air conditioning unit within every suite
- 24hr security
- 24 hour access
- secure bike rack
- kitchens (fully stocked) are also all included...

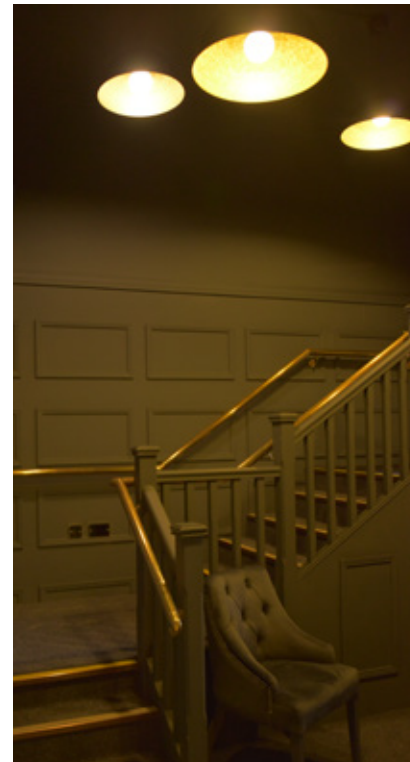


What else?

The only thing you pay for on top of the monthly rent are the extra services not covered by rent - meetings rooms and telephone calls both on a pay-as-you-use basis (Calls are BT Business rates). Plus any car parking spaces required.

The use of 3,000 sq. ft. of communal areas including a decked roof terrace, lounges, full use of our shower facilities and access to our frequent social events (see over)





The Terrace

...is our amazing and popular outdoor space and the new home for our Fridays in The Lounge regular social event (we soon outgrew The Lounge but the name stuck!). These extremely popular morale-boosting events are another great way to reward your staff and get treated by ours!

The Terrace is also used for staff to catch up on the day's events on the 4k telly, have a bit of lunch or just enjoy the tranquility. It's also available to hire for company or product launches, events or even for private parties.



The company we keep.

Scottish Provident Building is filled with savvy tech startups, brand-conscious innovators and global industry leaders. As a tenant you would be keeping very good company with like-minded people who understand the balance of image and good value.

1. **Baker McKenzie:** One of the top global law firms with 77 offices throughout the world. Joined us in October with 60 staff and has since grown to over 120.
2. **Cerberus:** One of the world's leading private investment firms. Joined in July 2014
3. **Axiom Law:** A leading worldwide Law firm. Came to SPB in 2012 with 9 staff over 2 suites and have since grown to over 120. Now occupying our 5th floor open, the 6th floor, our Loft space and the top of the house - the 7th floor.
4. **McLarens:** Claims firm with offices in Australia, USA and the Caribbean to name but a few. McLaren's came on board with us back in 2013.
5. **Mitsui Sumitomo:** One of the ten non-life insurers of the world, joined SPB back in 2013.
6. **Puppet Labs:** A leading US software company and have been with us since September 2014.
7. **SpotXchange:** Specialists in video advertising. A very exciting addition to the building since November 2014 with 8 staff with the plans to grow to over 20 by end of the year.
8. **HNH:** Corporate Finance and Professional Services been with ourselves from 2012 with 4 staff now have over 20.
9. **Kernel Capital:** Bank of Ireland Kernel Capital Venture Funds, have been with us since 2013.
10. **Beyond Business Travel:** A local firm who specialises in Business Services Travel and Transportation been here with us since 2012.

“It’s arguably the most attractive business centre in Belfast and the staff are very obliging to help”

“I can only sing the praises of the building & its staff as every person who has been to our office has commented not only the look of the building but the helpfulness of the staff.”

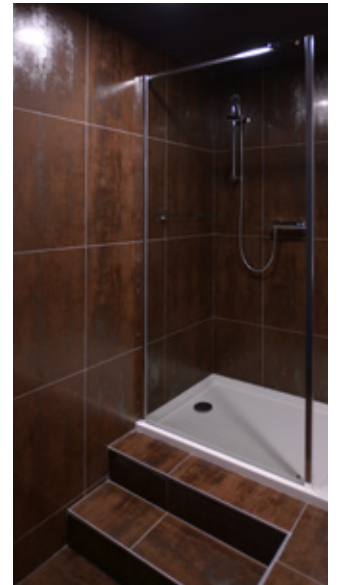
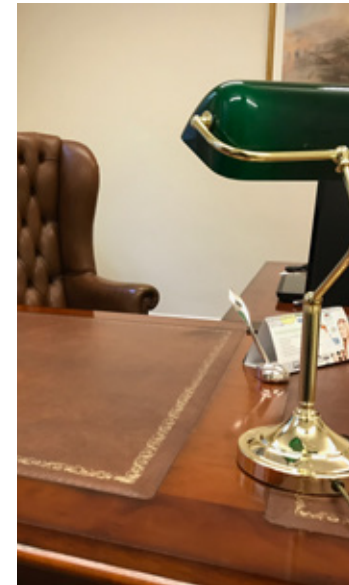
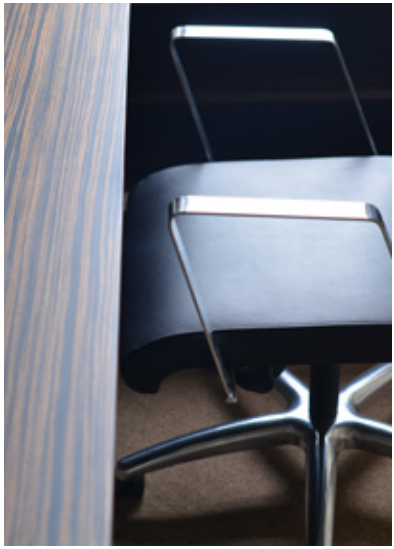
“The staff take a real interest in your comfort in the building and make every effort to ensure business life is as smooth and efficient as possible.”

“I can honestly say if there is better serviced office space in Belfast than the SPB, I haven’t seen it yet.”

“A great place to work, a beautiful building which is well looked after and provides a great discussion point for clients and contacts.”

“Nothing negative at all to say, only good things, very professional, good value, friendly and an enjoyable environment.”

“As one of SPB’s earliest clients, I cannot speak highly enough of the standard of offices and meeting rooms. The building has been transformed and is a fantastic place to come to work. Furthermore, Chris, Donna and all of the management and staff at SPB should be commended for the fantastic service which they provide to client businesses of all sizes.”



See you soon!



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