



# 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

-  11 Grade A Office Floors
-  Panoramic Views
-  BREEAM Very Good
-  WiredScore Gold
-  Excellent Staff Amenities



# 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 Cross 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. Floors are capable of subdivision to accommodate smaller requirements. 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, you will be met by a concierge at reception. To gain access to the 3 no 10 person passenger lifts which service the upper floors, fob access will be required at the security gates in reception.

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 Floorplates
-  Raised Access Floors
-  A VRF Air Conditioning System allowing for 1 person 8 sq m occupancy ratio
-  Unisex Toilets & Disabled WC Facilities

# WHY BELFAST?

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

## 1.8 M

Population, one of the youngest and fastest growing in Europe.

## 7 M

The region's three airports deal with almost seven million passengers per year.

## 2

World class universities. Queen's University Belfast & Ulster University.

## 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

- 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

- 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 & 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

### 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  
Yugo Belfast  
Starbucks  
Boojum

### CULTURAL ATTRACTIONS

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

### GYMS

Anytime Fitness  
PureGym



# A WELL CONNECTED WORKPLACE

## ON FOOT

Europa Hotel  
Less than 1 minute

Weavers Cross Transport Hub  
3 minutes

City Hall  
5 minutes

Waterfront Hall  
10 minutes

## BY PUBLIC TRANSPORT

Titanic Quarter  
9 minutes

Belfast City Airport  
16 minutes

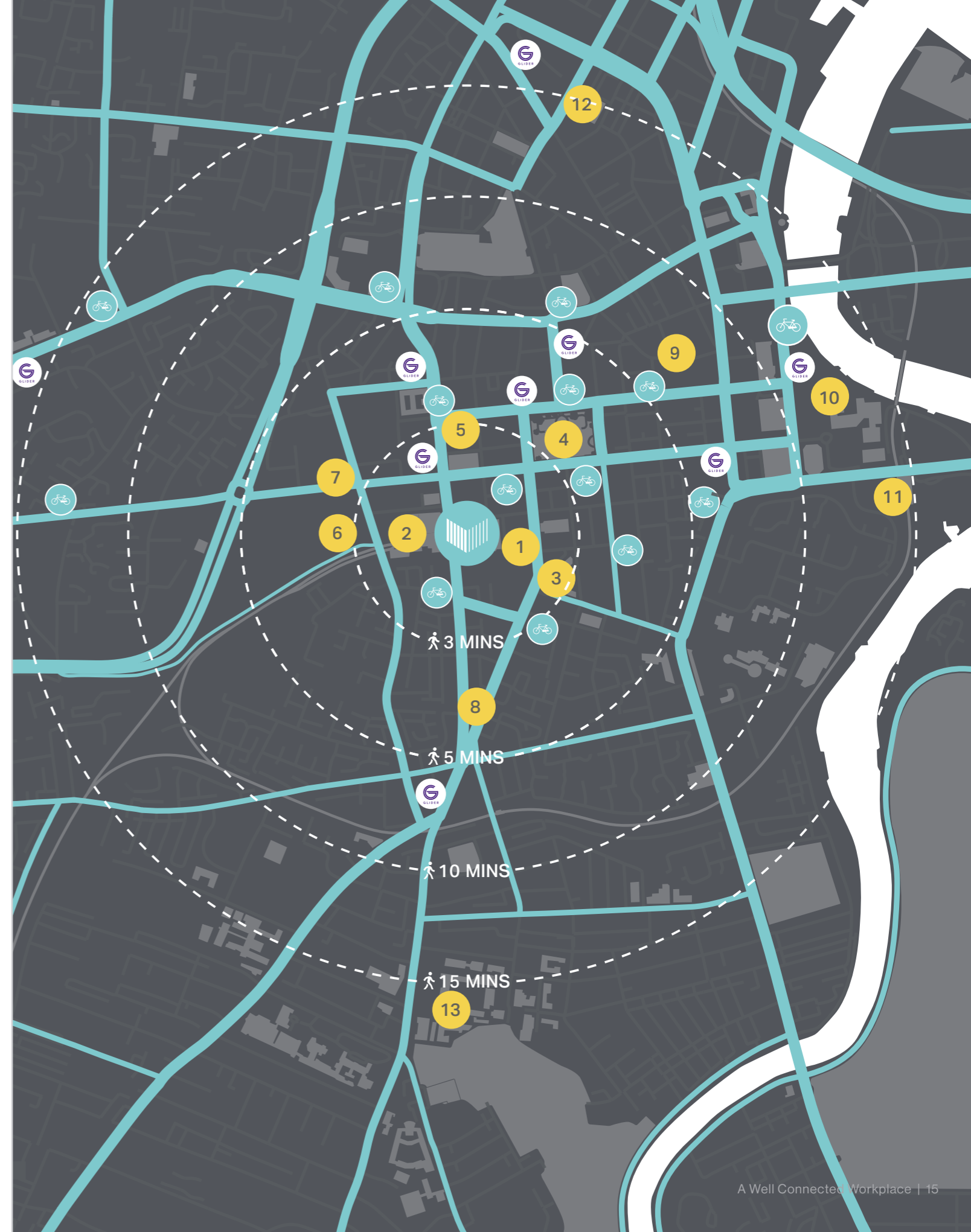
Belfast International Airport  
18 minutes

Dublin  
2 hours

## KEY LOCATIONS

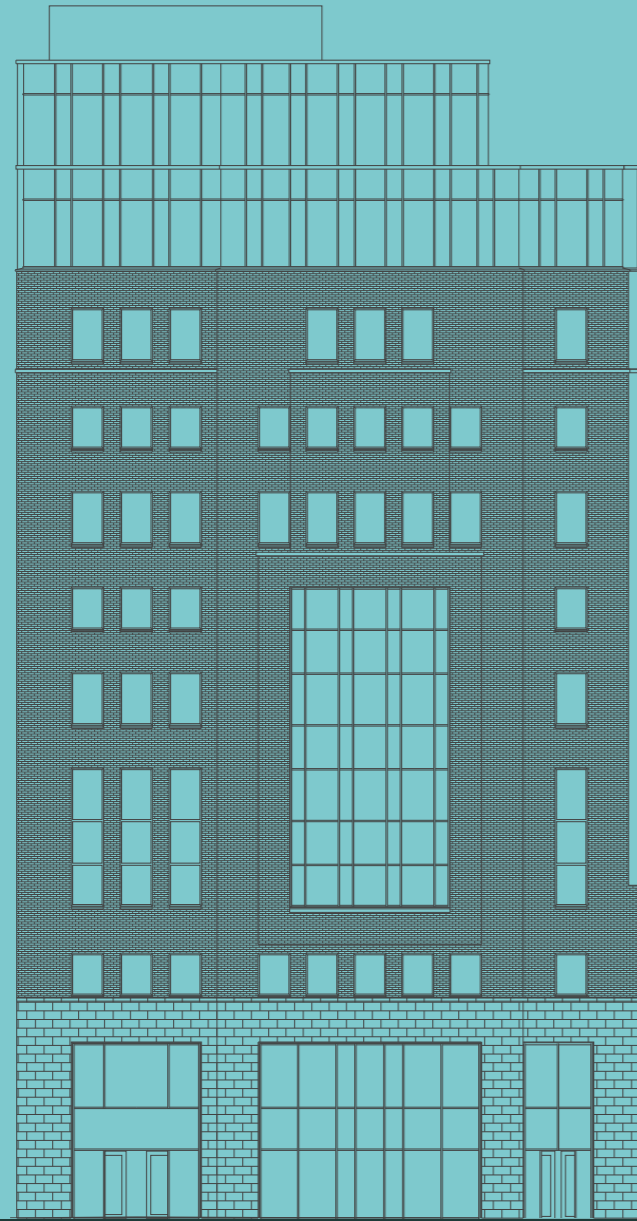
- 1 Invest NI & Bedford Square
- 2 Europa Hotel
- 3 BBC
- 4 City Hall
- 5 PWC (Merchant Square)
- 6 Weavers Court
- 7 Weavers Cross Transport Hub
- 8 Shaftesbury Square
- 9 Victoria Square
- 10 Waterfront Hall
- 11 Lanyon Place
- 12 Ulster University
- 13 Queen's University Belfast

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 (m2) Retail at GF	Proposed Office Space NIA (ft2) Retail at GF	Status
Level 11	320	3,441	Let Agreed
Level 10	578	6,222	<i>evo</i>
Level 9	572	6,161	Let Agreed
Level 8	573	6,172	Available
Level 7	573	6,172	Available
Level 6	580	6,242	Available
Level 5	580	6,242	AtkinsRéalis
Level 4	580	6,242	OpticalExpress
Level 3	580	6,242	Available
Level 2	574	6,183	Available
Level 1	548	5,893	Available
Ground	209	2,244	GREGGS
<b>Total</b>	<b>6,267</b>	<b>67,456</b>	

## TYPICAL FLOOR

Floor to slab soffit is

# 2,775MM

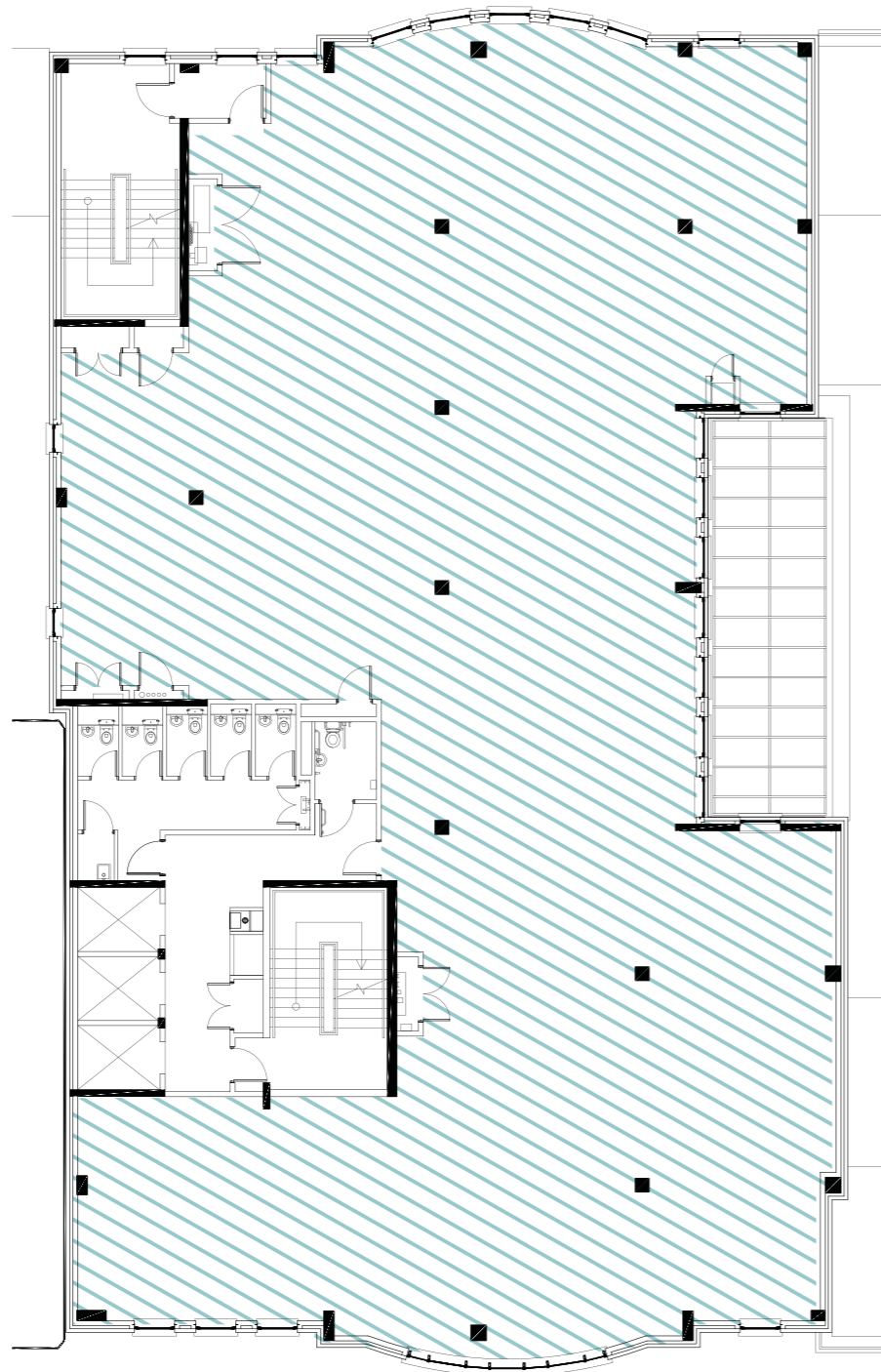
## SUBDIVISION

Floors are capable of subdivision to accommodate smaller requirements.

# HIGH PERFORMANCE FLOORPLATES

## FLOORS 01-09

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



# STATE OF THE ART 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

A/C VENTILATION ON 1 PERSON PER 8 SQ M

RAISED ACCESS FLOOR

3X10 PERSON PASSENGER LIFTS

WIREScore GOLD

BREEAM RATING VERY GOOD

EPC RATING A

# SPECIFICATIONS

## OCCUPANCY

- 3 No. 10 Person Passenger Lifts.
- Internal Climate - 1 Person Per 8 Sq M.

## FLOOR HEIGHTS

### TYPICAL FLOOR

Finished Floor To Slab Soffit Is 2775mm.

## WORKSPACE DESIGN

Open Plan And Highly Adaptable Floor Plates.

### WALLS

Painted Finish To All Internal Office Walls.

### FLOORS

Raised Access Floors.

### CEILINGS

Exposed Services.

## AMENITIES

- 4 Showers And Changing Facilities.
- 52 Storage Lockers.
- 42 Bicycle Storage Spaces.

## 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 is provided throughout the building. The open plan office areas are served by surface mounted ceiling units providing heating and cooling under central control per floor level.

## ELECTRICAL

The building is 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.

## GREEN CREDENTIALS

- BREAAAM Rating Very Good
- EPC A

## DIGITAL PROVISION

Building has a designated Teleco room for the placement of isp equipment. There is a back-up generator with all appropriate interfaces to Teleco room equipment.

All common areas have wi-fi.

## WIREScore GOLD

We have achieved a Wired Score Gold rating.





**THE VANTAGE**  
BELFAST

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