

CREATE LAB

BRUCE STREET, BELFAST

A HIGH TECH SLICE OF BELFAST'S HISTORY

10,570 sqft of Grade A office space
located at the Belfast Transport Hub

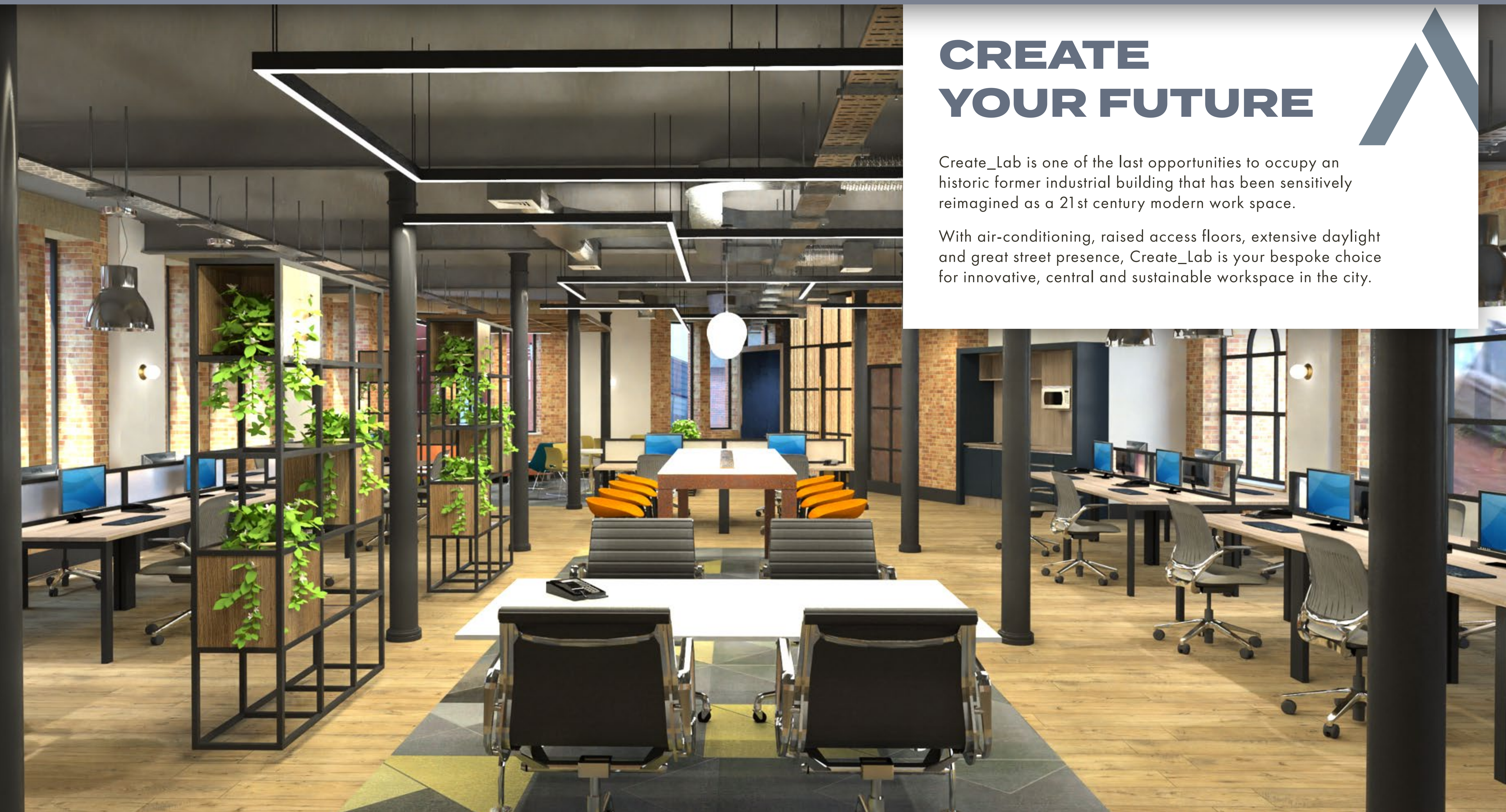


CREATE YOUR FUTURE

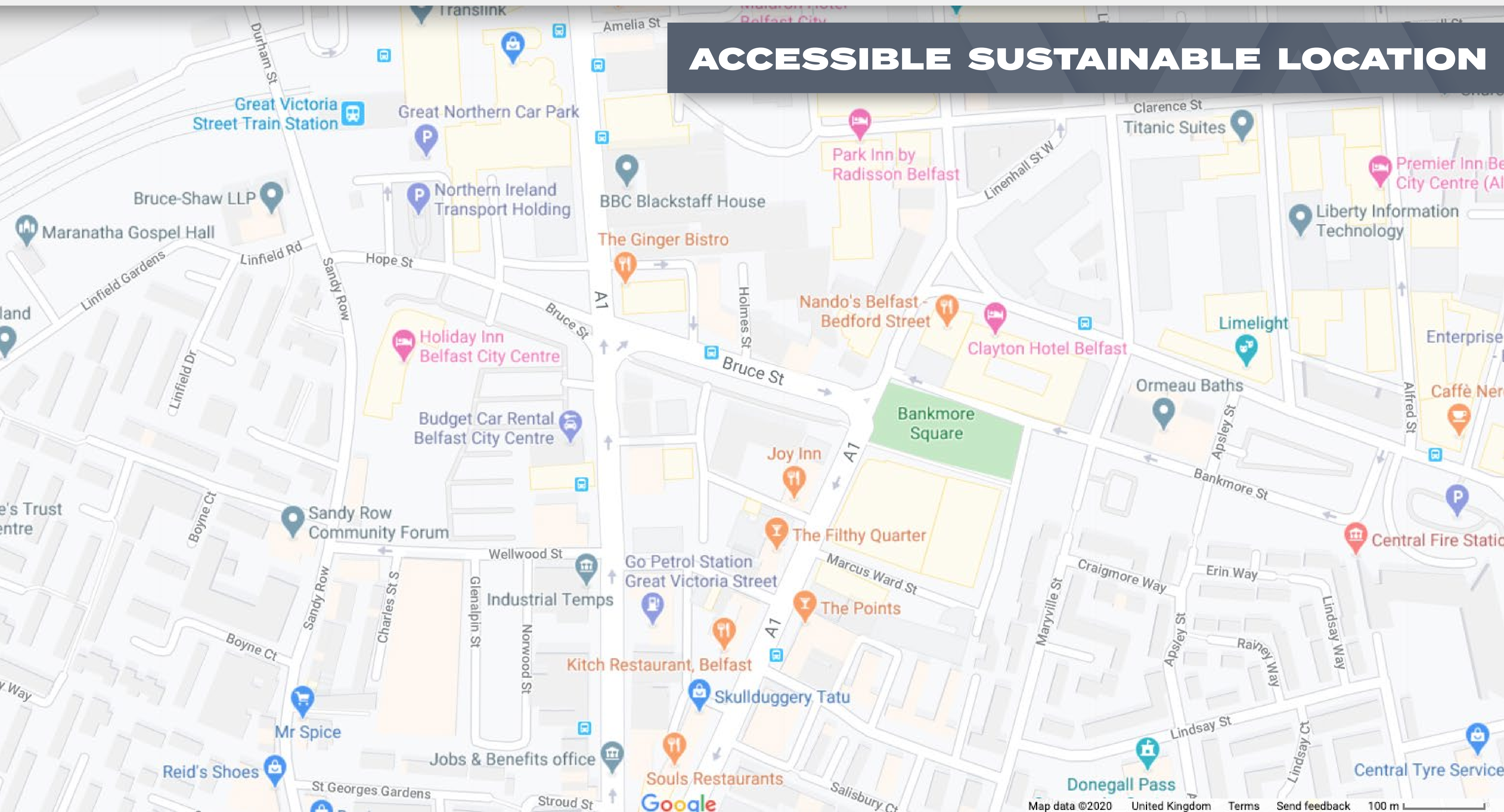


Create_Lab is one of the last opportunities to occupy an historic former industrial building that has been sensitively reimaged as a 21st century modern work space.

With air-conditioning, raised access floors, extensive daylight and great street presence, Create_Lab is your bespoke choice for innovative, central and sustainable workspace in the city.



ACCESSIBLE SUSTAINABLE LOCATION



Great Victoria Street Train Station

Great Northern Car Park

Park Inn by Radisson Belfast

Titanic Suites

Premier Inn Belfast City Centre (All Seasons)

Bruce-Shaw LLP

Northern Ireland Transport Holding

BBC Blackstaff House

Liberty Information Technology

Maranatha Gospel Hall

The Ginger Bistro

Nando's Belfast - Bedford Street

Clayton Hotel Belfast

Limelight

Enterprise

Holiday Inn Belfast City Centre

Budget Car Rental Belfast City Centre

Bankmore Square

Ormeau Baths

Caffè Nero

Sandy Row Community Forum

Joy Inn

The Filthy Quarter

Central Fire Station

Go Petrol Station Great Victoria Street

Industrial Temps

The Points

Kitch Restaurant, Belfast

Skulduggery Tatu

Mr Spice

Jobs & Benefits office

Souls Restaurants

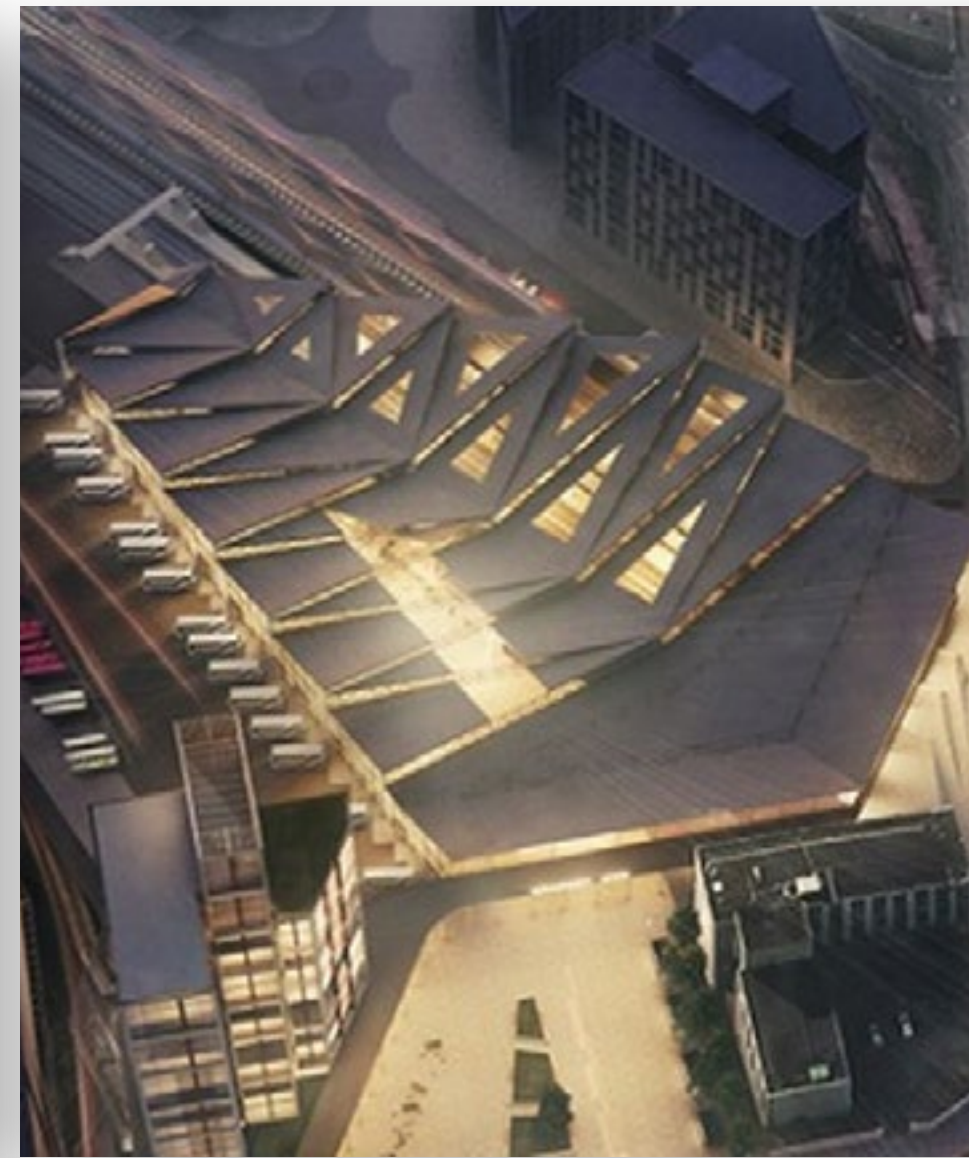
Donegall Pass

Central Tyre Service

Reid's Shoes

St Georges Gardens

Google



The Transport Hub is happening.

This £250m project is already transforming the south central quarter of the city, with Deloitte and Kainos making this area their destination of choice.



Glide Phase 2

With Glider Phase 2 set to run on Great Victoria Street and the Dublin Enterprise train service to return to its original terminus, this area will have the greatest concentration of public transport in the city.



Coupled with restaurants, cafes, hotels and cultural centres, there is no doubt the south centre is set to be the unrivalled hub for Belfast.



GREAT PLANS

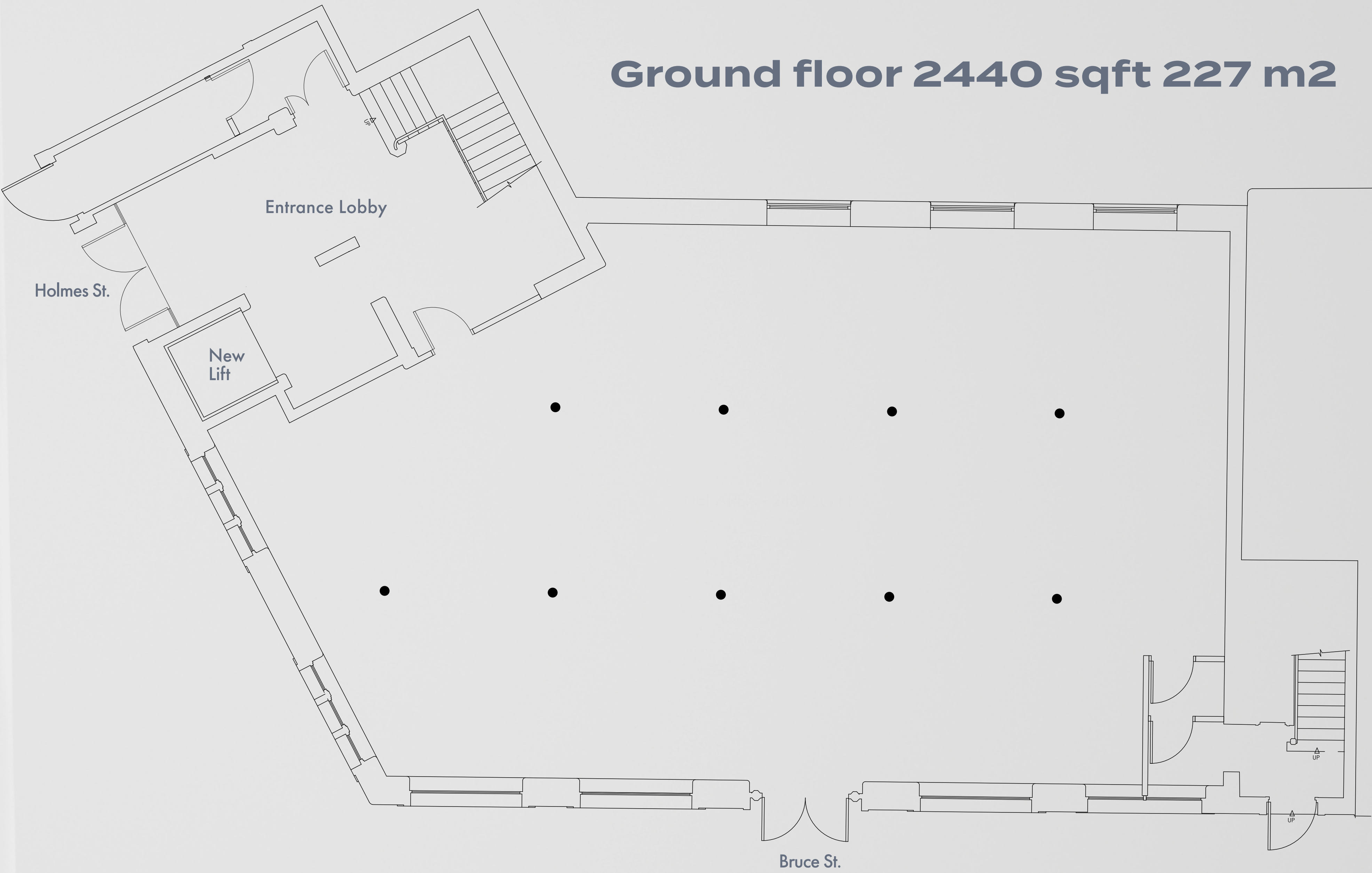
Create_Lab provides 10,570 sqft of Grade A office accommodation over three floors and a mezzanine, with a ground floor suitable for office or café uses.

A new dedicated office entrance will be created with a premium-grade lobby, a feature staircase and a new lift. The ground floor will have the option of a separate entrance with direct street access to Bruce Street.

Ground floor	2440 sqft 227 m2
1 st floor	2460 sqft 228 m2
2 nd floor	2520 sqft 234 m2
3 rd floor	2480 sqft 231 m2
Mezzanine	670 sqft 62 m2



Ground floor 2440 sqft 227 m2



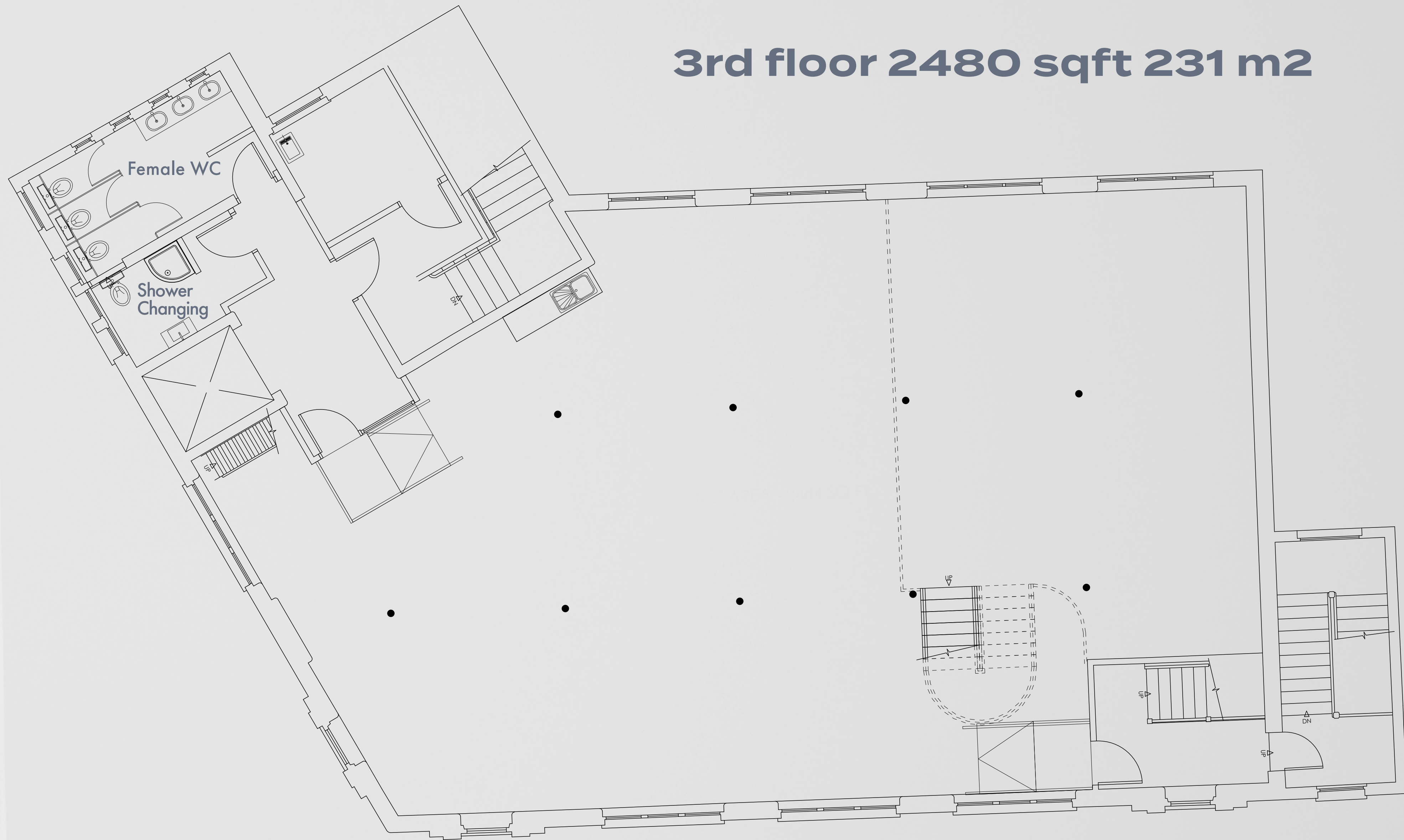
1st floor 2460 sqft 228 m2



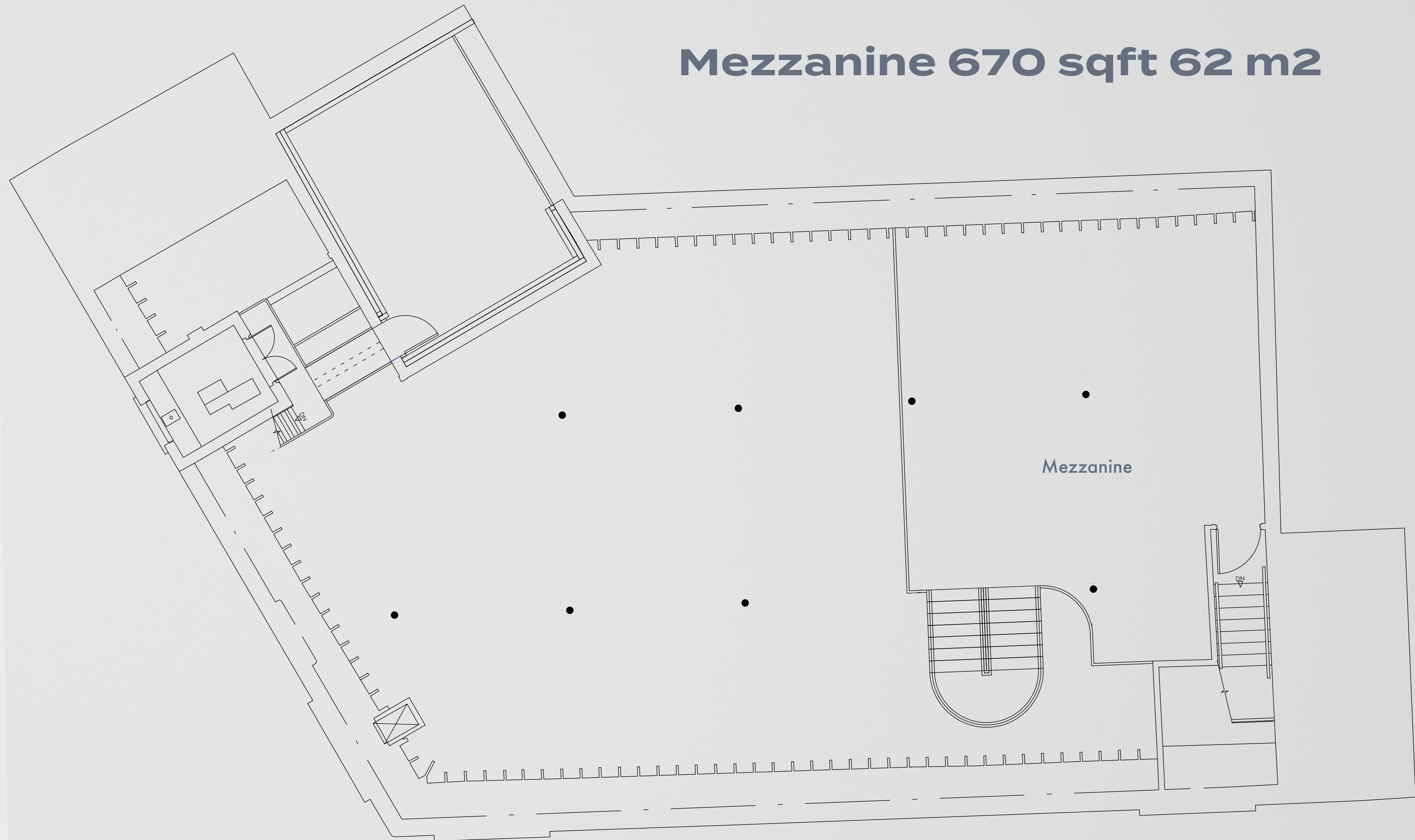
2nd floor 2520 sqft 234 m2



3rd floor 2480 sqft 231 m2



Mezzanine 670 sqft 62 m2



THE SPEC

- Exposed brick & insulated dry-lined walls
- Fast fibre broadband connection available to the building
- Open ceiling with feature LED lighting & exposed services
- Raised access computer flooring with carpet covering
- Electrical power distribution with floor boxes
- Floor to ceiling height in excess of 3.5m
- Energy efficient individual air-conditioning & ventilation per floor
- Intruder alarm interface to each floor
- Integrated fire alarm system
- Audio/visual access control system
- One new passenger lift
- Male/female & accessible toilet facilities
- Shower facilities

CREATE
LAB



JOINT AGENTS

**Ciaran
Hughes**
Hughes Commercial

Scottish Provident Building
7 Donegall Square West
Belfast. BT1 6JH

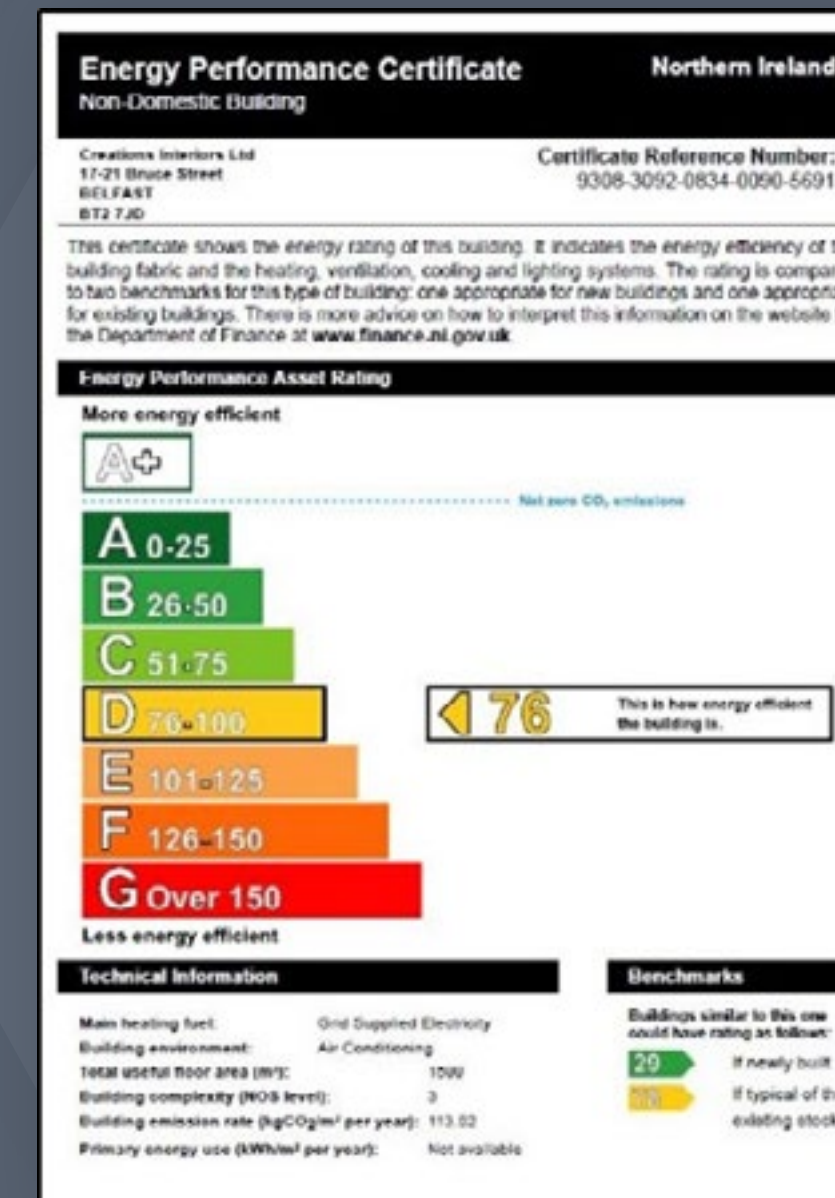
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EPC



Existing EPC is provided.
This will be reassessed post
the energy-efficient refurbishment.

LEASE

A new FRI Lease is available for
individual or multiple floors.

RENT

Contact letting agents for details.

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