

THE  
**PRINTWORKS**

ARRIVING Early 2024

QUEENS STREET  
BELFAST  
68-13



THE  
**PRINTWORKS**

# WHERE INDUSTRIAL CHARACTER MEETS MODERN FORM —

60,000 SQ FT OF GRADE—A OFFICES AND  
RETAIL TO LET IN BELFAST CITY CENTRE

Located in Belfast's central business and retail core, this handsome Victorian warehouse was purpose built in 1890 for R Carswell & Son Printworks, Bookbinders and Stationers.

The building was purchased by Angus Properties in 2019 and is undergoing extensive refurbishment and restoration to bring the building back to its former glory and ensure its preservation for the next 130 years.

The vision for the project focuses on celebrating the building's industrial past; carefully preserving much of the character while upgrading and extending it to provide modern high-grade workspace.

01

# THE BUILDING

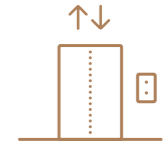
Comprising a large block fronting Queen Street, College Street and College Court The Printworks is being sympathetically restored, and will connect with a new build element, providing seamless floorplates that wrap around a central atrium and cobbled courtyard.

Two brand new fully glazed 5th and 6th floors are being added, providing spectacular views of the city and the hills beyond. The upper floors are suitable for office, or other uses subject to planning. The ground floor units would suit retailers, cafes, restaurants, or offices.

## KEY FEATURES



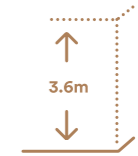
ORIGINAL CAST IRON  
FRAME AND EXPOSED  
RED BRICK



3X  
PASSENGER  
LIFTS



LED  
LIGHTING



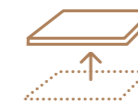
AVERAGE  
FLOOR TO CEILING  
HEIGHT OF 3.6M



CYCLE STORAGE,  
LOCKERS, AND SHOWER  
FACILITIES



AIR  
CONDITIONING



FULL ACCESS  
RAISED FLOORS  
BY NEGOTIATION



FRESH AIR  
VENTILATION BY  
NEGOTIATION

THE  
**PRINTWORKS**





**PURPOSEFULLY BUILT  
& SYMPATHETICALLY  
RESTORED —**







# LOCATION

THE PRINTWORKS IS SITUATED IN THE HEART OF THE CITY, A STONES THROW FROM CITY HALL, AND JUST MINUTES' WALK FROM THE MAIN SHOPPING AND DINING AREAS OF DONEGAL PLACE, CORN MARKET AND VICTORIA SQUARE.



QUEENS STREET BELFAST  
08-18



**CHARACTER WITH  
THE CONVENIENCE  
IN THE HEART OF  
BELFAST**

THE  
**PRINTWORKS**

## GROUND FLOOR

04

# FLOOR PLAN

FLOOR LEVEL	AVAILABLE SPACE (SQ FT)	AVAILABLE SPACE (SQ M)
6TH FLOOR	7,250 SQ FT	673 SQ M
5TH FLOOR	6,990 SQ FT	649 SQ M
4TH FLOOR	9,620 SQ FT	893 SQ M
3RD FLOOR	9,620 SQ FT	893 SQ M
2ND FLOOR	9,620 SQ FT	893 SQ M
1ST FLOOR	9,620 SQ FT	893 SQ M
<b>GROUND FLOOR</b>	<b>8,570 SQ FT</b>	<b>796 SQ M</b>
<b>TOTAL</b>	<b>61,290 SQ FT</b>	<b>5,694 SQ M</b>



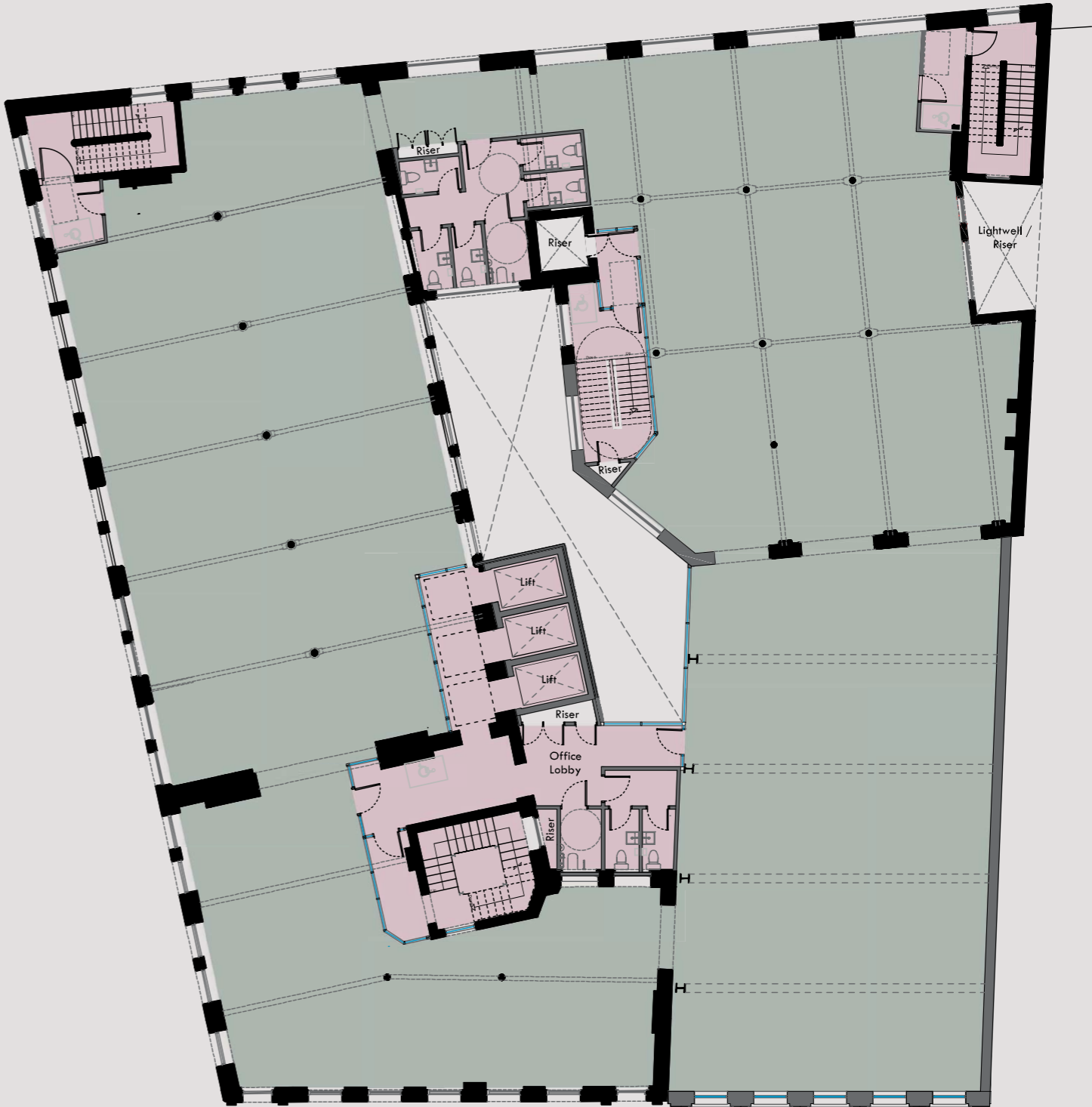


TYPICAL FLOOR PLAN:  
1ST FLOOR – 4TH FLOOR

04

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**TYPICAL SPLIT PLAN:  
1ST FLOOR – 4TH FLOOR**

04

# FLOOR PLAN

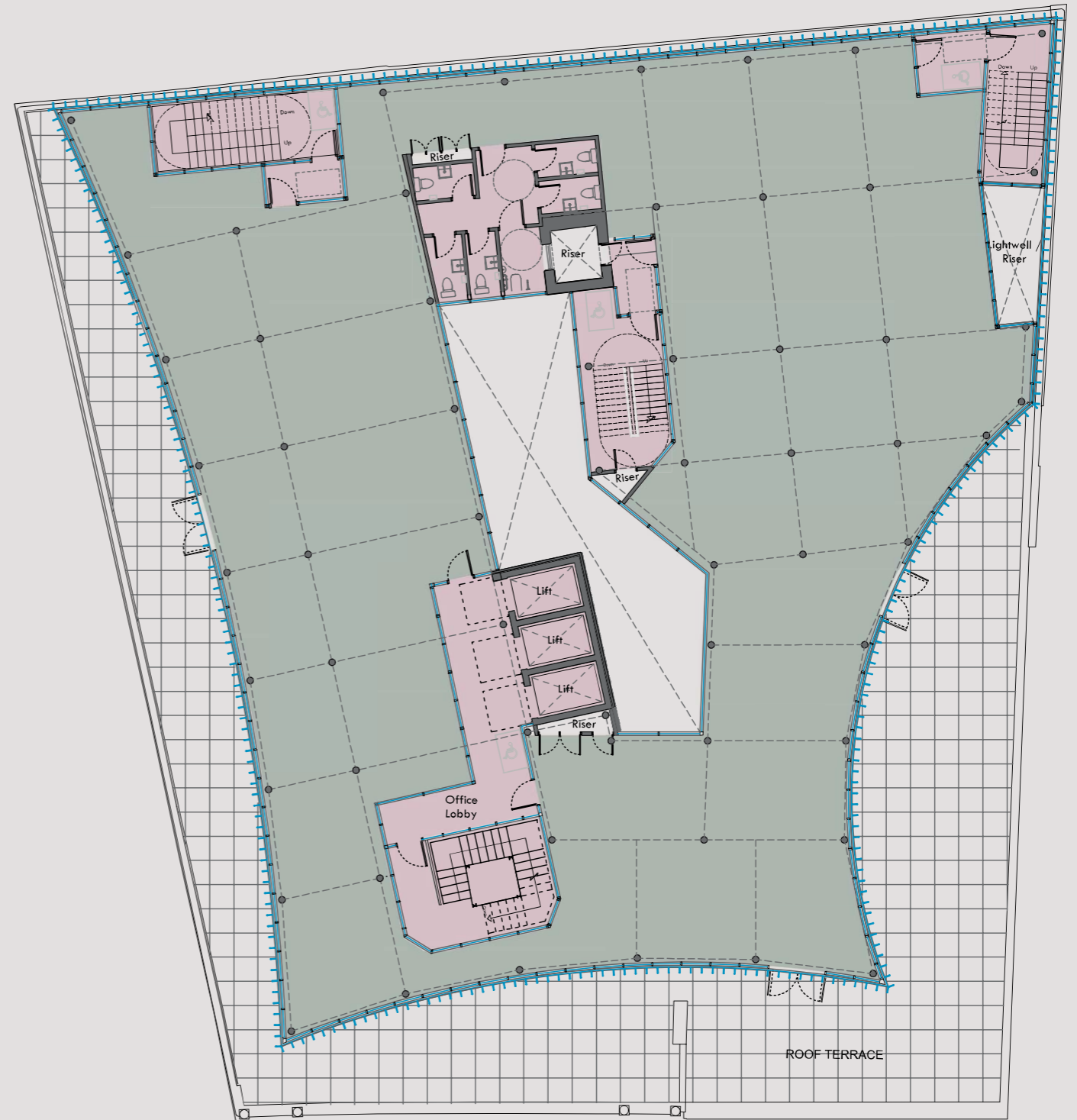
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04  
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**TYPICAL FLOOR PLAN:  
5TH FLOOR & 6TH FLOOR**



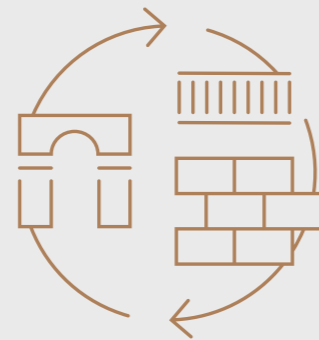
05

# SUSTAINABILITY

RESTORATION  
AND REPURPOSING OF  
EXISTING BUILDING



DOUBLE GLAZED,  
SUSTAINABLY SOURCED  
MAHOGANY WINDOWS  
PROVIDE IMPROVED  
HEAT RETENTION



REUSING AND  
RECYCLING AS MUCH OF  
THE EXISTING BUILDING  
AS POSSIBLE

**EPC** To be carried out upon completion.



# CONTACT

GET IN TOUCH FOR  
FURTHER INFORMATION

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Developer



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