



# OLYMPIC HOUSE

[olympichousebelfast.com](http://olympichousebelfast.com)

**GREENER WORKING  
GRADE A  
BREEAM  
EXCELLENT**

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**146,746 sq. ft.  
Office Accommodation  
in the heart of Titanic  
Quarter, Belfast**

**Business Eye Sustainability Awards Green Building of the Year 2024**



# Building Belfast's Future



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## Building Belfast's Future

# Sustainable city workspace

Olympic House Belfast is the future of workspace — 146,746 sq. ft. of Grade A, BREEAM Excellent office accommodation located in central Belfast's Titanic Quarter.

Designed to enhance the health and wellbeing of your employees – a place where they will love to work.



### Green Building of the Year 2024

The new Business Eye Sustainability Green Building Award category sets out to recognise Northern Ireland's class-leading development/construction projects with sustainability at their core. Open to individual buildings and larger developments, the award spotlights best practice in design, construction and fit out of developments/buildings.



## Greener Working

# Setting the benchmark for sustainability



Excellent public transport connections – Glider and Rail Halt



Sustainable Brown Field Development



Provision of showers and changing facilities



Touchless Access & Destination Control System



Full Building Management System (BMS) with Tenant Access for Independent Control of Office Heating and Cooling Systems



Rainwater Harvesting and Recycling



Photovoltaic Panels (PV)



Extensive Public Realm steeped in Belfast's rich maritime heritage assets



Located on national cycleway, adjacent to Belfast Bikes hire stations, secure enclosed cycle parking



Daylight Dimming and PIR Control, Energy Efficient Lighting



## Healthier Workforce

# Designed to enhance the wellness of your team

A happy and healthier workforce increases productivity and employee retention. Olympic House and Titanic Quarter's extensive public realm sets a new benchmark for Belfast in creating a healthier working environment.



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**A happier and healthier workforce increases productivity and employee retention**

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Excellent public transport connections – Glider and Rail Halt



Located on national cycleway, adjacent to Belfast Bikes hire stations and secure enclosed cycle parking



Extensive public realm steeped in Belfast's rich maritime assets



Provision of showers and changing facilities



## Sustainability

# Olympic House Belfast is BREEAM Excellent



Designed in line with the UK Governments 'Greener Buildings' policy

## Green features

Rainwater harvesting and recycling captures, filters, stores and re-uses rainwater within the building – an excellent method of ecological and sustainable rainwater management

Photovoltaic panels (PV) contributing to net carbon zero ambition

All electricity use in Titanic Quarter comes from renewable sources

Full Building Management System with tenant access for independent control of office heating and cooling systems

Contactless access from entrance to desk

Daylight dimming, PIR control and energy efficient light fittings

Pedestrian routes, cycleway, Belfast Bike Hire stations, Glider and rail halt on the doorstep

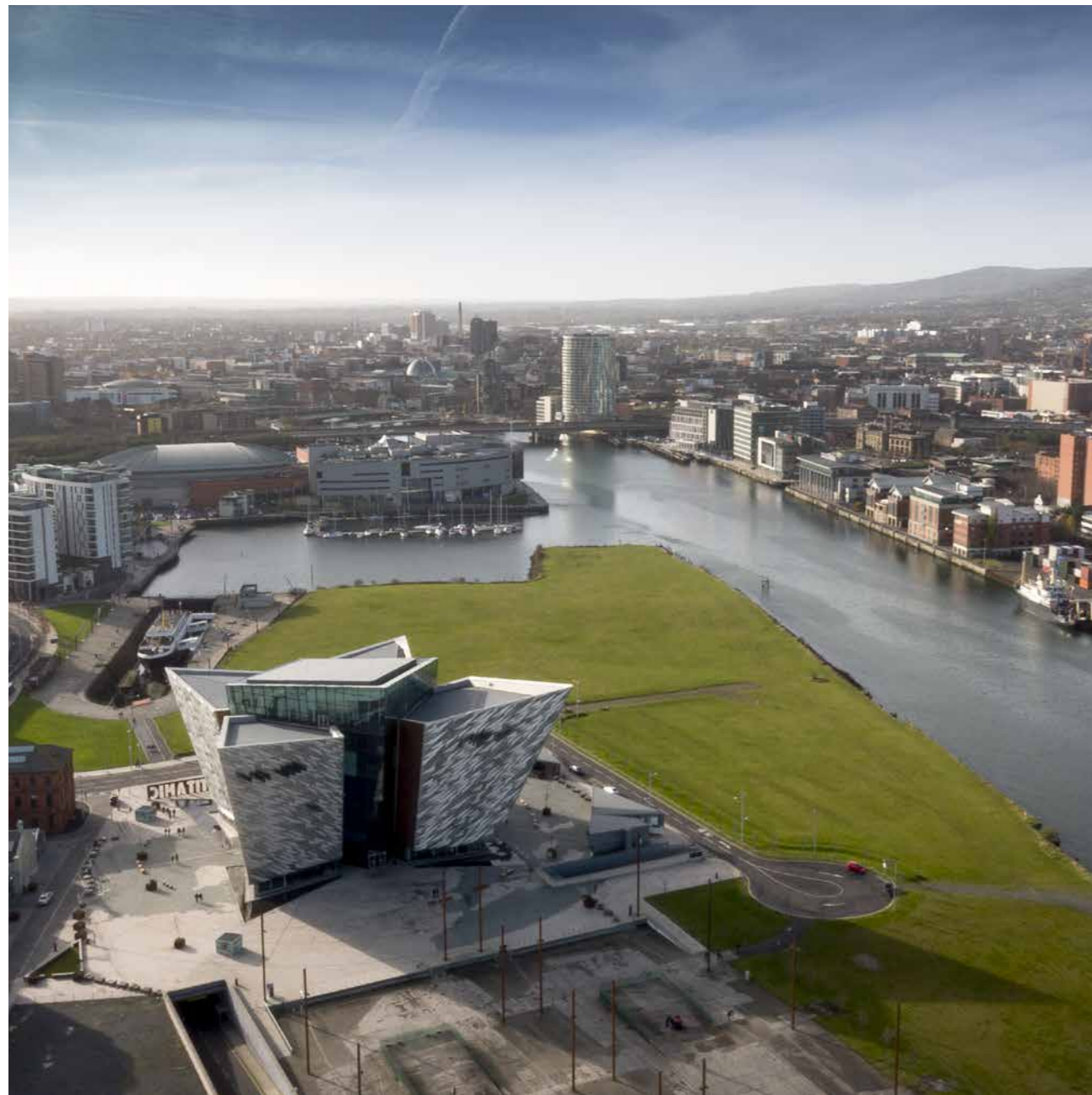




## Titanic Quarter

# The heart of Belfast's Innovation District

Titanic Quarter is the heart of Belfast's Innovation District and home to over 100 national and international businesses including Citi, Amazon, Microsoft, IBM, SAP, Belfast Met and Queen's University.



Titanic Quarter is a regeneration development that goes beyond functionality; a place that enhances the wellbeing of the people who live, work, visit and stay here, and a sustainable and safe environment for future generations.

Over £618 million has already been invested.

Some 20,000 use Titanic Quarter daily, which is now attracting over 3.5 million visitors every year. It is home to major TV and film productions, cutting edge R&D, the world's largest Titanic visitor attraction and one of Belfast's most desirable residential waterfront developments.



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**Titanic Quarter has already contributed £757 million GVA and hasn't even reached the half-way point of development**

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£146 million of social value has been generated through work, health and wellbeing, apprenticeships and volunteering.

There are ambitious plans for Titanic Quarter with capital investment reaching £2billion – by 2035 the residential population will increase from 1,000 to 8,900 and visitor numbers to over 5.6million per year through a further 2,500 homes for all, and over 1.2 million sq. ft. of new employment, leisure and retail space.





**Titanic Quarter has gone from a master plan to reality as a thriving and bustling destination.**



20,000 people live, work, visit and stay in Titanic Quarter daily



Over 3.5 million people visit Titanic Quarter each year



Titanic Studios, where Emmy-Award winning Game of Thrones was filmed



£618 million of investment completed to date



1.5 million sq. ft. completed for mix of office, leisure & residential. 3 million sq. ft. with planning approval



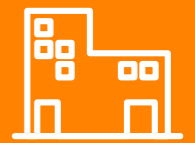
Europe's fastest direct fibre-optic links to North America



Titanic Belfast - has now welcomed 6.5 million visitors from over 145 countries since opening in 2012 and was named 'Worlds Leading Tourist Attraction' in 2016



Entertainment facilities include SSE Arena, Odyssey Place and Vertigo Indoor Skydiving, Inflatapark and Ninja Warrior Course



Over 100 national and international organisations including Citi, Microsoft, IBM, SAP, HBO, Amazon, Belfast Metropolitan College, Ulster University and Queen's University Belfast are already established in Titanic Quarter



# Location – Titanic Quarter

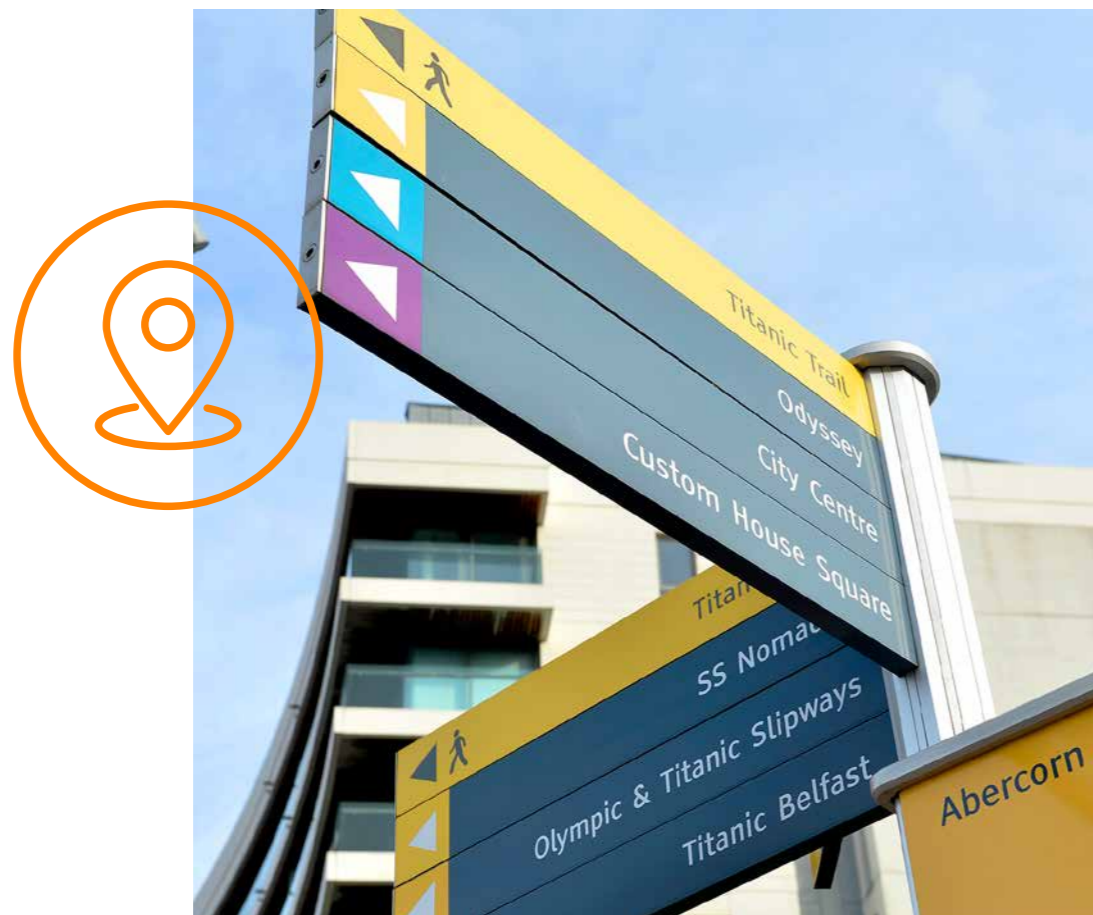


- 1. Olympic House
- 2. Citi Group Gateway Offices
- 3. Public Record Office of NI (PRONI)
- 4. SSE Arena & Odyssey Place (Entertainment Complex)
- 5. ARC Residential and Retail
- 6. Belfast Metropolitan College
- 7. Titanic Hotel Belfast
- 8. Titanic Belfast
- 9. Hilton Hotel, Belfast
- 10. Waterfront Hall (Conference and Entertainment Centre)
- 11. Victoria Square (Retail)
- 12. Belfast City Hall
- 13. Cathedral Quarter
- 14. The MAC (Arts and Theatre)
- 15. Ulster University, Belfast Campus
- 16. City Quays



## Location – Belfast

# Titanic Quarter is in the heart of Belfast city, one of the Top 20 Sustainable Destinations in the world



Titanic Quarter is in the heart of Belfast city which is recognised by the Global Destination Sustainability Index as a city committed to sustainable development and growth and is ranked as one of the top 20 sustainable destinations in the world. Belfast's resilience strategy, the city's first climate plan, outlines 30 transformational programmes to transition Belfast to an inclusive, zero-emissions, climate-resilient economy within a generation.



Belfast is the capital and the economic and cultural heart of Northern Ireland. With first class universities and world leading financial services, creative industries and technology centres, Belfast has one of the lowest occupational and operational costs in the UK with access to best in class ICT infrastructures.

NI has more Foreign Direct Investment jobs than any other region of the UK and over 70% of new investors choose to reinvest in the region – and Belfast was awarded the best city in the UK to start a new business according to Hitachi Capital Invoice Finance in 2021.

**Over 1,100 international companies operate in Northern Ireland**

**Top four accounting firms have substantial presence in Belfast**

**Highest percentage of qualified professionals in the UK**



## Location – Belfast



Over 20,000 graduates annually from Queen's University and Ulster University



World's top destination for financial technology investment projects



NI 1.8m population, one of the youngest and fastest growing in Europe



Belfast is one of the FT FDI Intelligence's Top 10 Digital Economies of the Future



Lowest cost of living for UK city in Mercer Survey 2019



Operating costs lower than the rest of the UK



Travel time from suburbs to Belfast City Centre is 20 minutes



Belfast has two airports providing access to all major UK cities and many international cities. Dublin airport, with its access to worldwide destinations, is less than two hours away



World's most business-friendly city of its size



100 miles north of Dublin, 70 miles south east of Derry/Londonderry



Direct connection to the M1 motorway which provides access to the south and west, and the M2 motorway which provides access to the north



Direct rail connection to Dublin in less than 2 hours





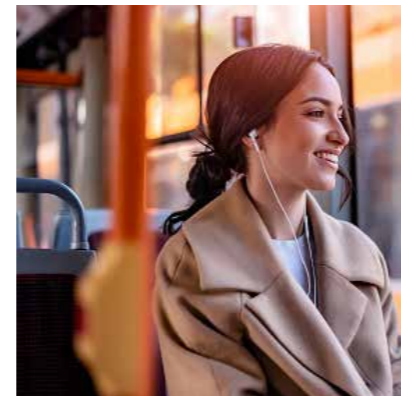
## Location & Access

# Titanic Quarter is at the forefront of sustainable transport innovation

£3 million investment has been made over the past year on enhancing pedestrian and cycle routes within Titanic Quarter, improving connectivity to Belfast city centre and beyond.

By offering alternative transport options, Titanic Quarter aims to reduce vehicle use by a minimum of 35% by 2035.

Car-sharing and car clubs will be soon be introduced, along with a number of further measures, to ensure that the reliance on car travel is significantly reduced.

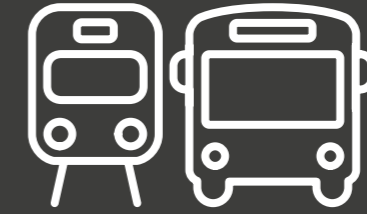


Belfast City Airport is within 10 minutes drive and Belfast International Airport is under 30 minutes by road, making London within one hour and Dublin accessible within two hours by train



### Fly

George Best Belfast City Airport is within 5 minutes drive. Belfast International Airport is within 30 mins.



### Public Transport

Serviced by Belfast's rapid transit system, the Glider. Ready access to provincial bus services. Dedicated Titanic Quarter train halt situated 14 minutes walk from Olympic House.



### Boat

Multiple sailings to Scotland, England and Isle of Man from Belfast Harbour.



### Cycle

4 Belfast Bikes docking stations within Titanic Quarter and Belfast Harbour giving easy access to Belfast City Centre. Part of UK National Cycle Network.



### Car

Direct access to main trunk roads & motorway network.



### Foot

15 minute walk to Belfast City Hall.



## Connectivity

# Titanic Quarter has developed one of the UK and Europe's most advanced, secure and connected telecoms hubs

Named by Massachusetts Institute of Technology (MIT) as a '21st Century City', Titanic Quarter has developed one of the UK and Europe's most advanced, secure and connected telecoms hubs. Titanic Quarter is one of Europe's first to deliver an Open Access Carrier Neutral Network with fibre directed to every occupant. The Network is future proofed, it is supplied by multiple (two) exchanges which creates a resilient geographically separated ring which enhances service concurrency and encourages service innovation for the benefit of users.



“  
**Belfast has the best fibre coverage among major UK cities with 97% superfast broadband coverage.**

UK Department of  
Culture Media and Sport

”

# Floor plans



## Space

# Schedule of areas & floorplans

### Floor Level (sq. m.)

|           | Block A | Block B | Atrium | Total  |
|-----------|---------|---------|--------|--------|
| Ground    | 821     | 755     | 350    | 1,926  |
| 1st Floor | 1,129   | 691     | —      | 1,820  |
| 2nd Floor | 1,337   | 801     | —      | 2,138  |
| 3rd Floor | 1,340   | 801     | —      | 2,141  |
| 4th Floor | 1,340   | 801     | —      | 2,141  |
| 5th Floor | 1,340   | 801     | —      | 2,141  |
| 6th Floor | 1,327   | —       | —      | 1,327  |
| Total     | 8,634   | 4,650   | 350    | 13,634 |

### Floor Level (sq. ft.)

|           | Block A | Block B | Atrium | Total   |
|-----------|---------|---------|--------|---------|
| Ground    | 8,837   | 8,126   | 3,767  | 20,730  |
| 1st Floor | 12,152  | 7,437   | —      | 19,589  |
| 2nd Floor | 14,391  | 8,621   | —      | 23,012  |
| 3rd Floor | 14,423  | 8,621   | —      | 23,044  |
| 4th Floor | 14,423  | 8,621   | —      | 23,044  |
| 5th Floor | 14,423  | 8,621   | —      | 23,044  |
| 6th Floor | 14,283  | —       | —      | 14,283  |
| Total     | 92,932  | 50,047  | 3,767  | 146,746 |

## Floorplans

### Ground floor

#### Block A

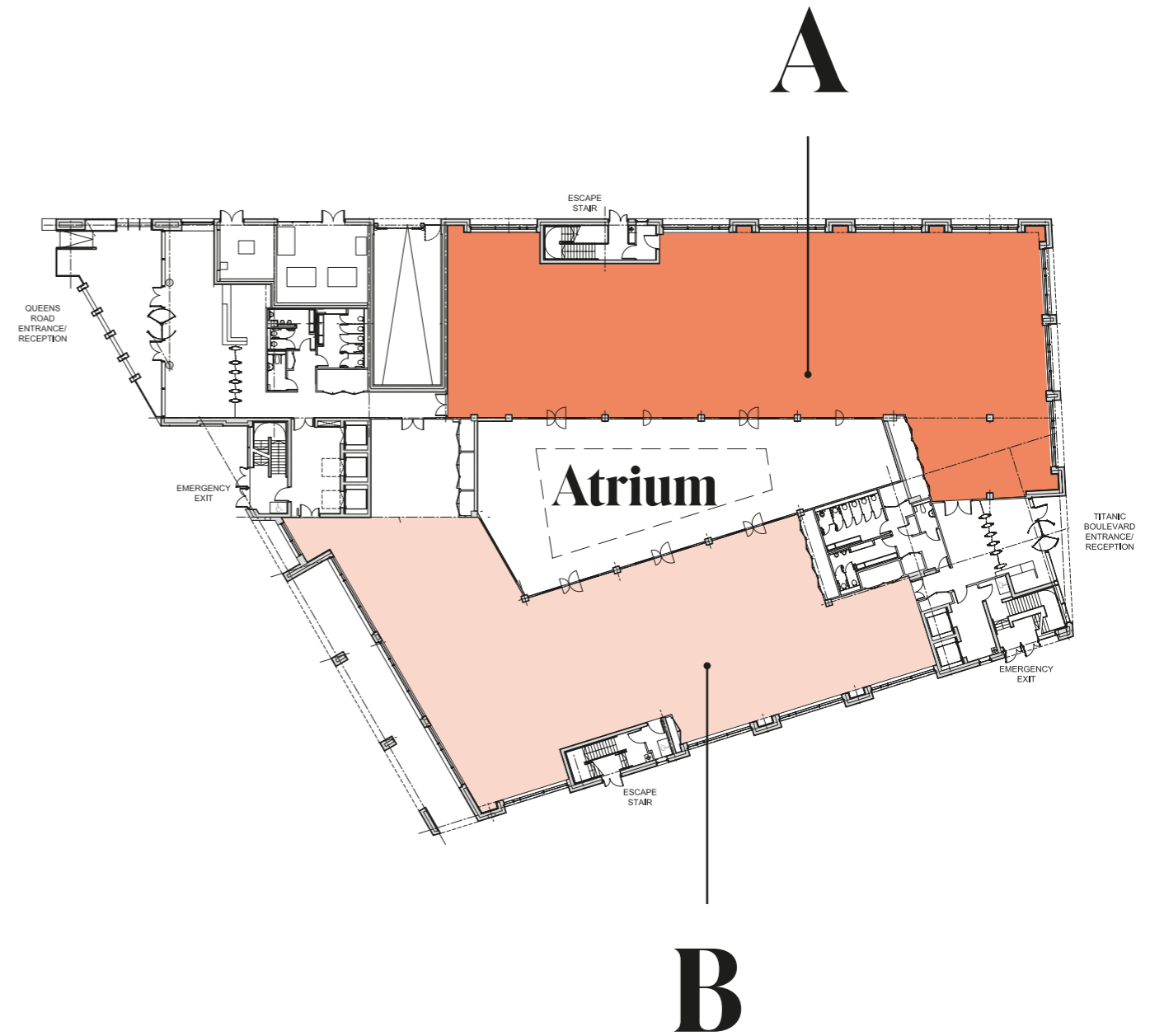
Net sq. m. – 821  
Net sq. ft. – 8,837

#### Block B

Net sq. m. – 755  
Net sq. ft. – 8,126

#### Atrium

Net sq. m. – 350  
Net sq. ft. – 3,767



#### Total

Net sq. m. – 1,926 | Net sq. ft. – 20,730



# Floorplans

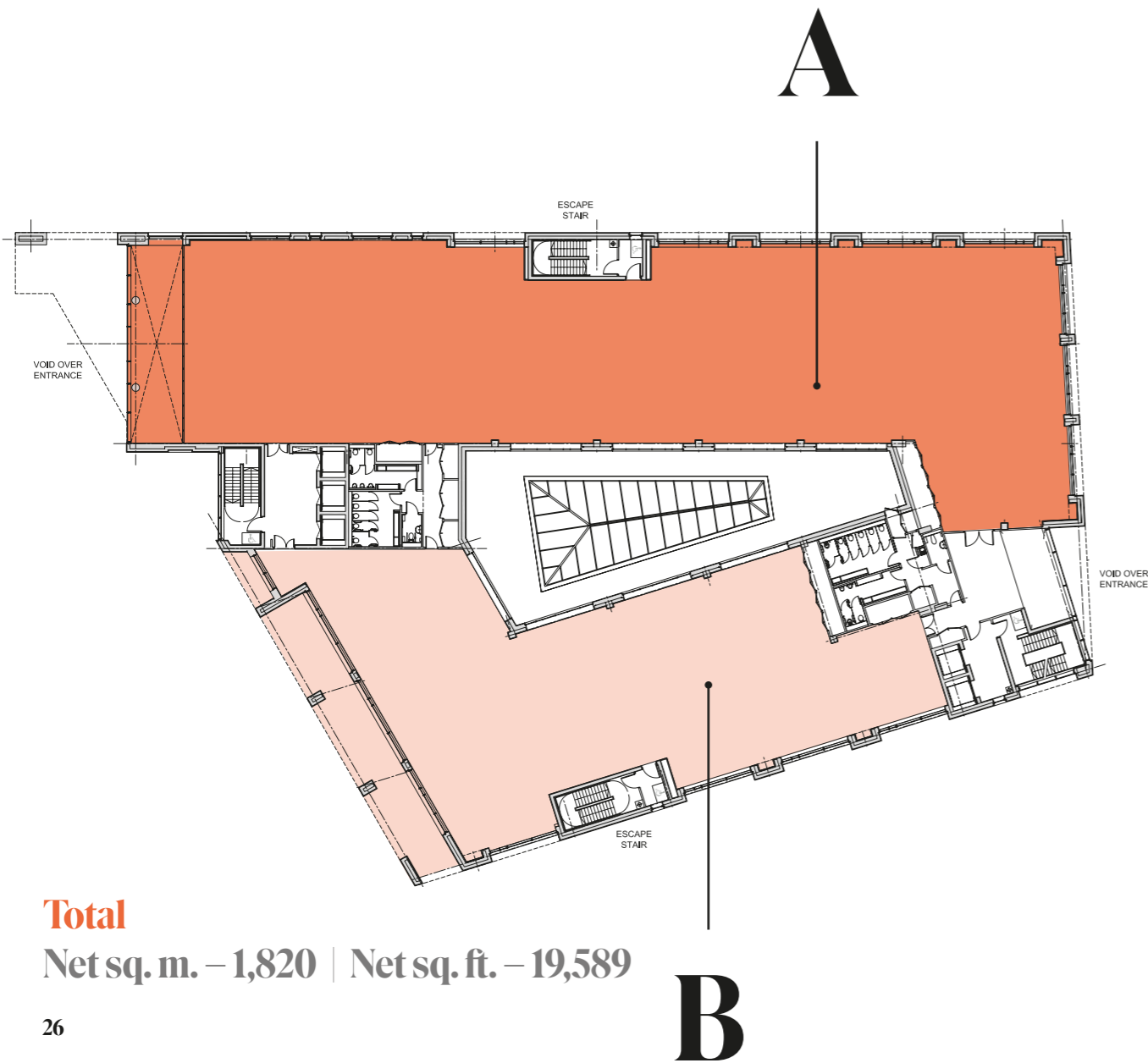
## Typical upper floor

### Block A

Net sq. m. – 1,129  
Net sq. ft. – 12,152

### Block B

Net sq. m. – 691  
Net sq. ft. – 7,437



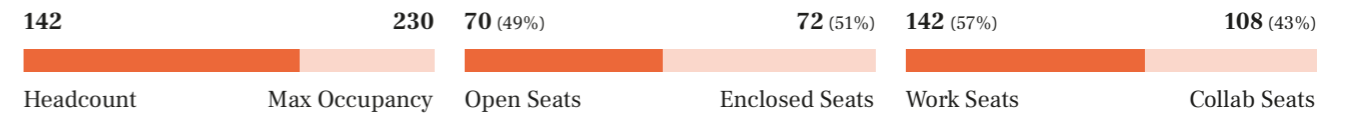
### Total

Net sq. m. – 1,820 | Net sq. ft. – 19,589

# Spaceplan

## Cellular office

|                  |    |
|------------------|----|
| Workstation      | 70 |
| Office           | 72 |
| Breakout         | 22 |
| Conference Rooms | 76 |
| Huddle Rooms     | 10 |
| Café             | 12 |
| Reception        | 1  |
| Support Space    | 10 |



# Spaceplan

## Open plan

|                  |     |
|------------------|-----|
| Benching         | 218 |
| Workstation      | 7   |
| Office           | 4   |
| Focus Room       | 8   |
| Breakout         | 60  |
| Conference Rooms | 102 |
| Huddle Room      | 10  |
| Café             | 24  |
| Reception        | 1   |
| Support Space    | 12  |

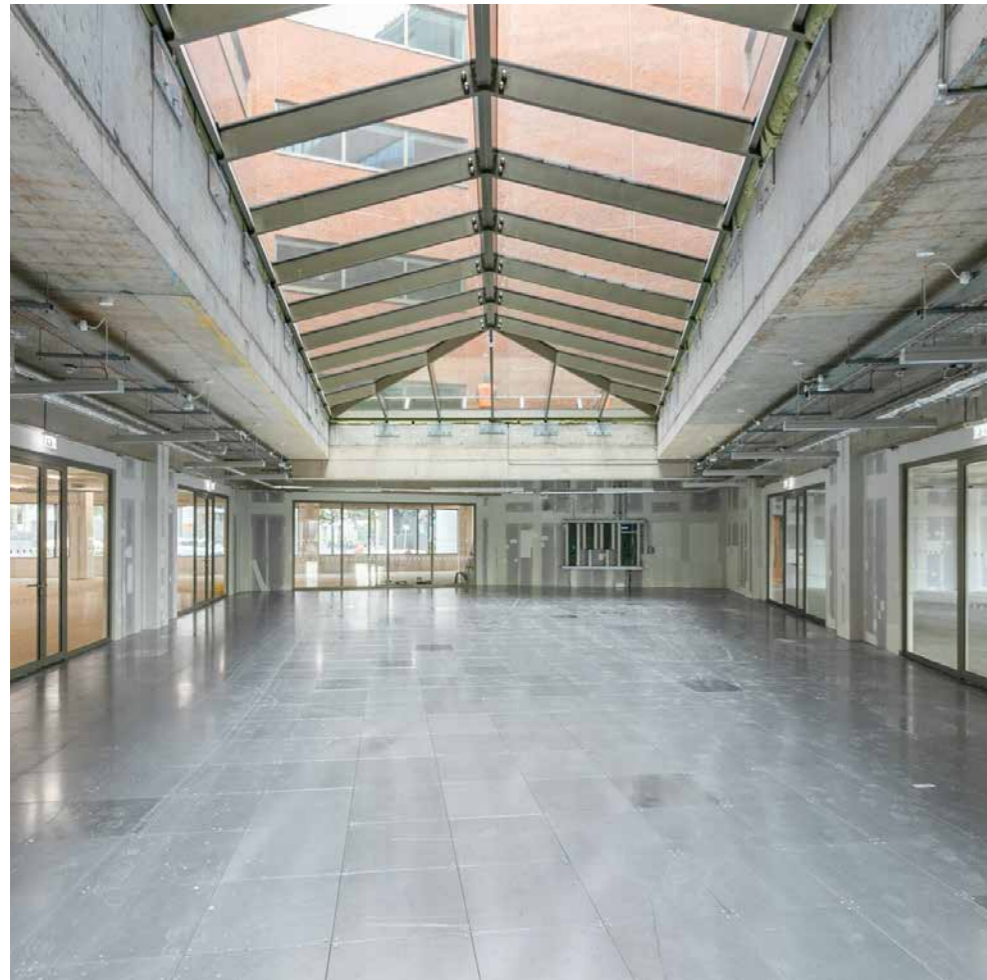




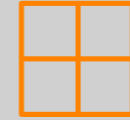
## Space

# Specification

Olympic House will provide an exceptional quality Grade A standard of office accommodation and a building of architectural merit. The key elements of the specification for Olympic House are:



### Floors and ceilings



150mm (nominal) raised access floor medium strength on 600mm x 600mm grid.

Floor to take carpet tiles.

3m minimum floor to ceiling height within office floor plates.

Grid type suspended ceiling, 600mm x 600mm with fine 15mm tegular profile. Tile to be Armstrong Dune or similar.

5% of the floor area is heavy duty tiles for storage as per BCO.

### Lifts



5 x 15 persons passenger lifts with 2 lifts doubling as a passenger and fire fighting lift.

Lift with additional height for goods and furniture transport.

### WC's & showers



Ground floor visitors WC's.

Male & Female WC's on each floor

Shower and changing facilities within basement area.

### Mechanical services: offices performance



VRF/VRV comfort cooling and heating system provision for ceiling void mounted terminal units to offices on each floor.

- Mechanical ventilation with heat recovery.
- Energy Management system to control landlord HVAC systems to maximise environmental control and minimise energy usage.
- Occupancy density capable of meeting minimum standard of 1 person per 10 sq. m.

### Electrical services



Lighting: Offices 400-450 lux (target).

Daylight dimming & PIR control.

CCTV & digital recording system to landlord area.

Provision for dual access telecommunications ducting providing redundancy and resilience.

### Parking spaces and access



Designated area for bike parking.

80 car parking spaces.

Access control system to basement car park.

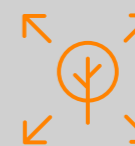
### Landscaping



Landscaping to external areas to excellent quality.

Extensive public realm areas

### Sustainability



Target BREEAM UK New Construction 2014 "Excellent" rating.

EPC "A" rating.

Space allocation for tenant standby generators with access to shared service risers for cabling.



## Further information

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Visit [olympichousebelfast.com](http://olympichousebelfast.com)







# OLYMPIC HOUSE

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## Letting agent

CBRE  
N.I. Ltd, 7th Floor,  
The Linenhall  
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Belfast BT2 8BG

## Contacts

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## Developed by

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PART OF THE AFFILIATE NETWORK

 **TITANIC<sup>®</sup>**  
QUARTER  
Belfast, Northern Ireland

 **Belfast Harbour**