

HEALTHWORKS

Inner City Primary Care Centre



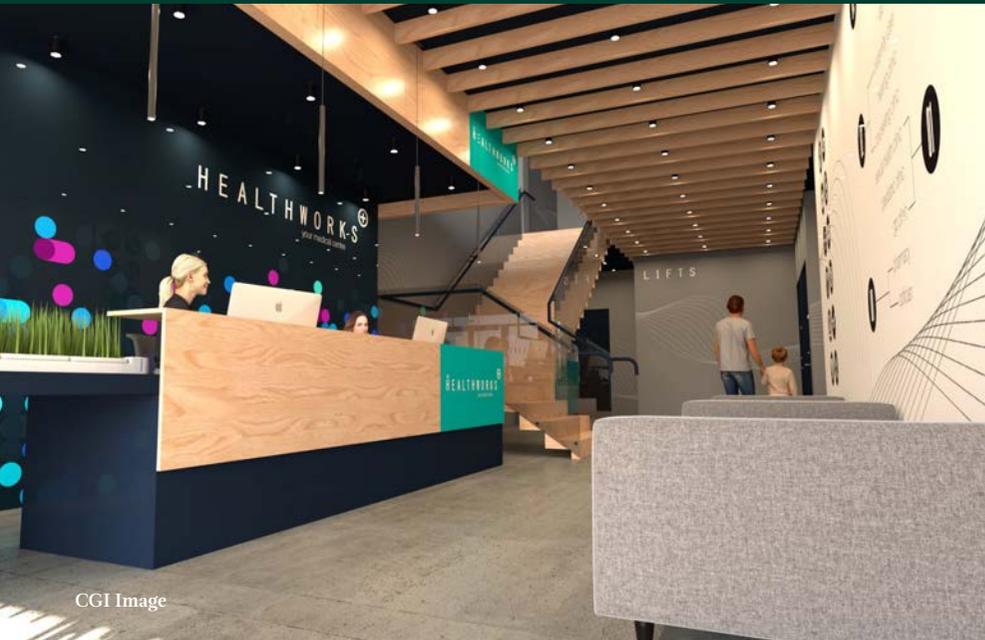
TO LET - Healthworks

87-91 Great Victoria Street, Belfast, BT2 7AG

Suites available up to 23,195 sq ft

01 The Opportunity

Healthworks is conceived as an “inner city” walk-in primary care centre that will be suited towards pharmacy and diagnostic lab partners, GP, dental and optician practitioners and wellness and fitness operators.



CGI Image

Why Healthworks?

- Conveniently located between Queens University and the new Ulster University which has led to an influx of students living in Belfast City Centre.
- Over 3,000 residential units proposed / under construction / operational within the immediate vicinity.
- Located a short walk from the new Weavers Cross transport led regeneration scheme.
- Large catchment population from the surrounding Donegall Pass and Sandy Row areas.

Target Occupiers



Pharmacy



Opticians



Private Clinic



GP



Dentist



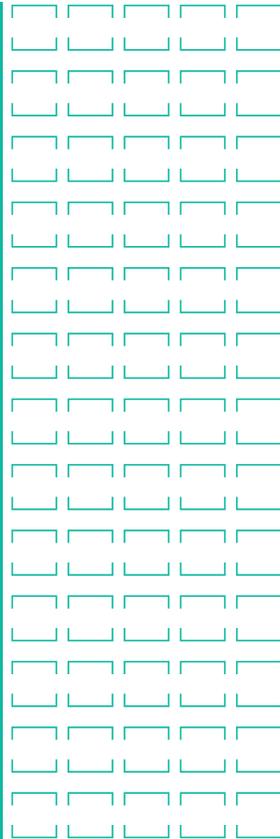
Physio



Wellness & fitness providers



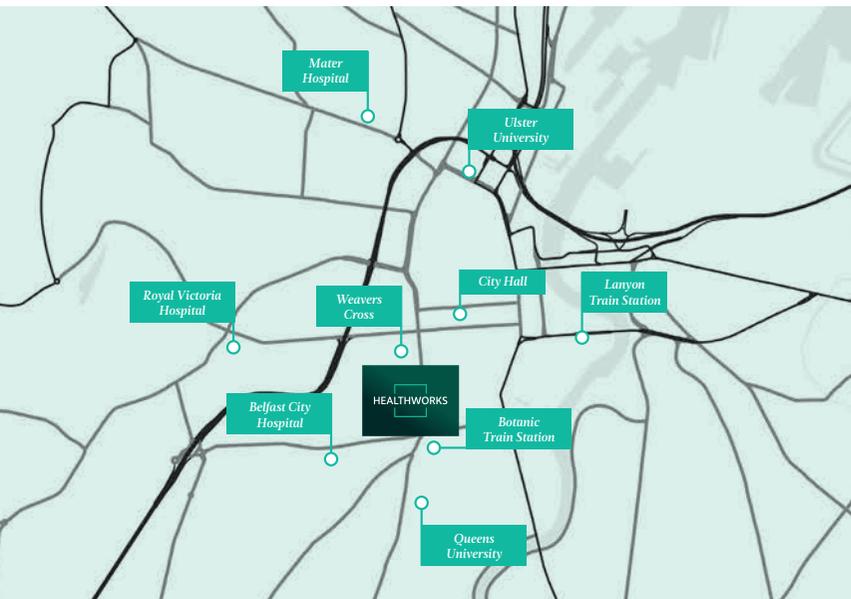
Medical diagnostic occupiers



02

The Location

Healthworks occupies a prominent location on Great Victoria Street, adjacent to the new transport hub, Belfast Grand Central Station which is due for completion in 2025. The property is located only 0.5 miles from Belfast City Hall and is ideally situated between the new Ulster University Campus and Queens University. Furthermore, Great Victoria Street is included on the proposed new Glider route running from South Belfast to North Belfast.



1 Mile

from Ulster University Belfast

0.6 Miles

from Queens University Belfast



1.6 Miles

from M1 motorway

1 hr 50min

minute drive to Dublin



30 min

drive to Belfast International Airport

10 min

drive to Belfast City Airport



0.2 Miles

*from Belfast Grand Central Station
which is due for completion in 2025*



0.9 Miles

from the Royal Victoria Hospital

0.6 Miles

from Belfast City Hospital

1.4 Miles

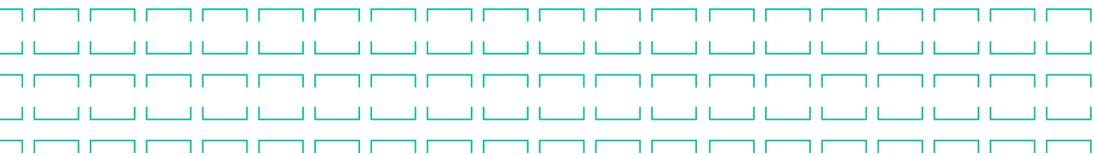
from the Mater Hospital



Healthworks is ideally situated within the immediate vicinity of numerous existing and proposed purpose built student accommodation and residential schemes.

Key

- Motorway
- Glider Route



CGI Image

03 Significant Infrastructure / Development Initiatives for Belfast



Weavers Cross

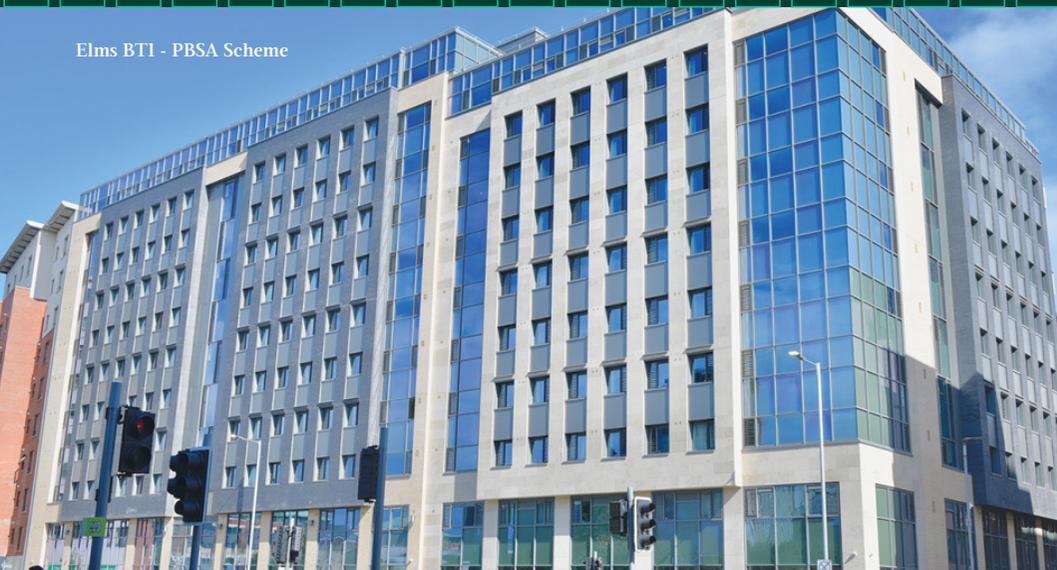
The wider Weavers Cross development is a transport led regeneration project and will act as a key enabler of wider city regeneration by connecting people and opportunities through infrastructure.

The Belfast Transport Hub and the wider Weavers Cross development is part of a Special Action Area within the Belfast City Centre Regeneration and Investment Strategy.

Translink are interacting with other Belfast City Council Developments including the Linen Quarter to be a part of the collective ambition for the continued growth and regeneration of the city core and its surrounding areas.

Weavers Cross is located within a 4-minute walk of Healthworks and will comprise 1.4 million sq ft of mixed use space to include offices, residential, Purpose Built Student Accommodation (PBSA) and a hotel.

Elms BTI - PBSA Scheme



Residential / Purpose Built Student Accommodation

Belfast City Council has set a target to grow the city's population by 66,000 by 2035 (Source: The Belfast Agenda). Due to Healthworks being situated between the two universities there have been numerous student accommodation units constructed within the vicinity.

The majority of PBSA rooms in Belfast are already pre-booked for the 2023/24 academic year with both universities estimating that another 6,000 PBSA rooms are required within the city centre. The table on the next page identifies the current and proposed schemes within a 0.5 mile radius.



Residential schemes located within a 0.5 mile radius.

Property	Sector	Units	Status	Distance from Healthworks
Fanum House	BtR	210	Proposed	0.01 miles
The Albion	BtR	205	Proposed	0.02 miles
The Gallery	Private Rental	58	Constructed	0.1 miles
Botanic Studios	PBSA	156	Operational	0.1 miles
Queens University Site	PBSA	-	Proposed	0.1 miles
Vita Living	PBSA	271	Under Construction	0.1 miles
30-44 Bradbury Place	PBSA	156	Under Construction	0.2 miles
Holmes Street	Private Rental	68	Proposed	0.2 miles
Aster House	PBSA	253	Operational	0.3 miles
Elms BT2	PBSA	476	Operational	0.3 miles
Elms BT1	PBSA	740	Operational	0.4 miles
John Bell House	PBSA	413	Operational	0.4 miles
Swanstown House	PBSA	317	Operational	0.5 miles
Total		3,323		



04 The Specification



Refurbished grade
'A' workspace



Raised access
flooring



High speed data
networks available



Protected electrical
resilience



Lab space designed
to meet user
requirements



LED
Lighting

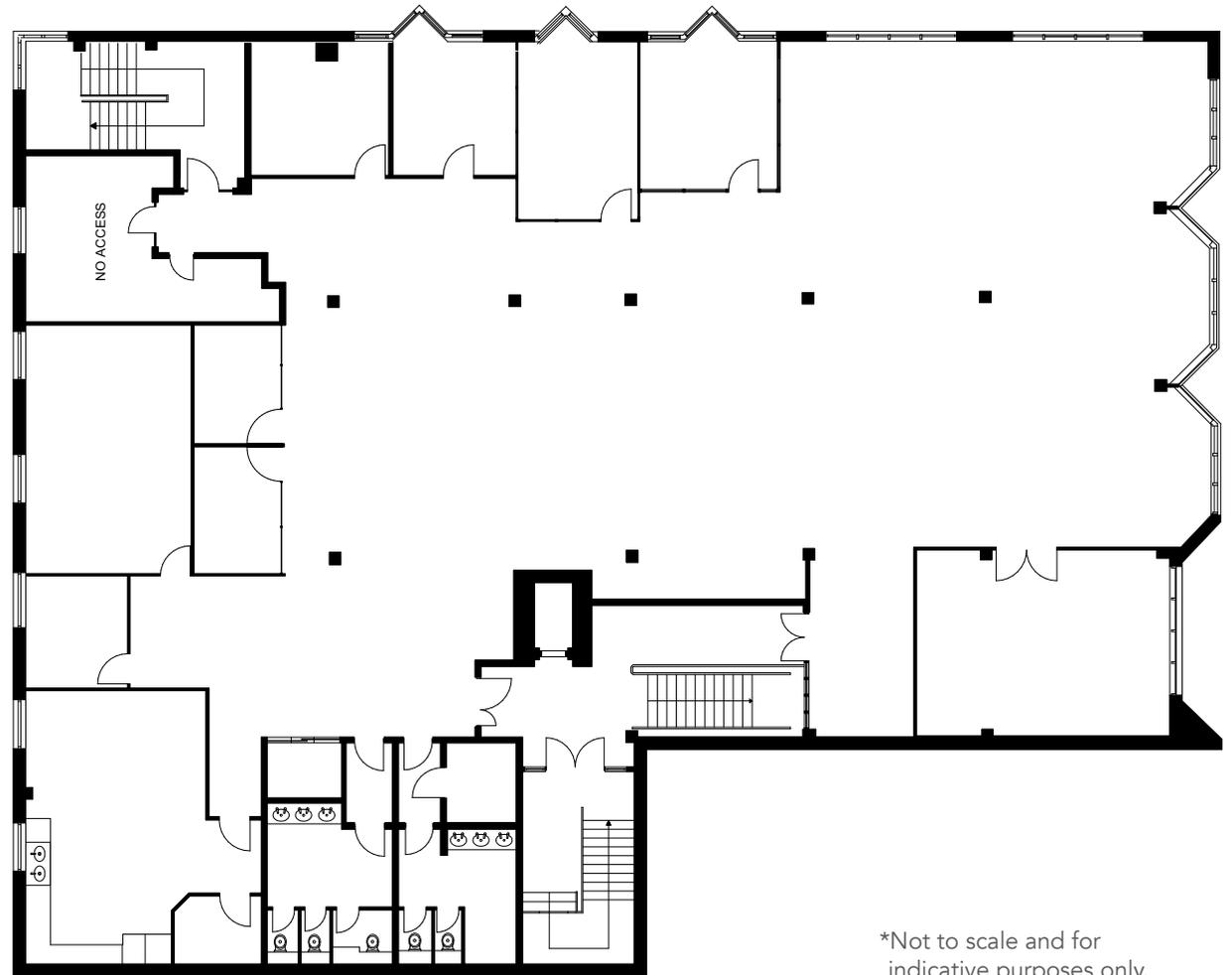
Accommodation

Net Internal Areas	Sq Ft	Sq M
Ground Floor	3,600	334
First Floor	6,554	609
Second Floor	6,520	606
Third Floor	6,521	606
Total	23,195	2,155

The accommodation may be subdivided to meet specific occupier requirements. In addition, the property provides 9 secure car parking spaces on site.

05

Typical Floor Plan



*Not to scale and for indicative purposes only.



Additional Information

Terms:

On application. Consideration will be given to letting part or the entirety of the property.

VAT:

All prices, charges and rents are quoted exclusive of VAT.

EPC:

To be assessed upon completion of refurbishment.

CBRE NI

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