

KINGS HALL LIFE SCIENCES

LISBURN ROAD, BELFAST



THE PARK

The Kings Hall building is situated within the Kings Hall Health & Wellbeing Park in South Belfast. The park itself will be the future of healthcare and will deliver onsite health, community and leisure facilities.

Comprising 15 acres the site has already been partly developed with Dataworks, the first phase of Life Science space already occupied by tenants including Diaceutics, Kingsbridge Healthcare Group and SpaMedica.

Further phases of Life sciences space are proposed totalling c. 142,500 sq ft.

Other complimentary plots completed or proposed include the following:

Kings Hall Mews – 16 later living units completed and handed over.

Malone Kindergarten – Self-contained purpose-built facilities which provides childcare for 100 children aged one to five years old.

Abbeyfield – 32 completed independent supported living units for older people. Separate access via Harberton Park.

Maple & May - 81 residential units to include a 11,730 sq ft unit on the ground floor (capable of subdivision). Currently on-site due for completion in 2023.

The Residences - A further 40 later living units and 3 commercial units totalling 3,500 sq ft proposed for delivery in 2024.

Multi Storey Car Park and associated Retail, Food and Beverage and Leisure space.

Phase 1 Dataworks - Completed



40,000 sq ft Life Sciences. Tenants include Diaceutics, Kingsbridge Healthcare Group and SpaMedica.

Phase 2 Kings Hall - Detailed Planning Secured



74,500 sq ft. A complete refurbishment of the iconic Kings Hall Building.

Phase 3 - Outline Planning Secured



68,000 sq ft. Design and build opportunity to meet occupier requirements.

CGI MASTERPLAN



Kings Hall Mews – 16
Later living Units

Malone
Kindergarden

Dataworks

 KINGS HALL
LIFE
SCIENCES

Phase 3
Life Sciences

The Residences –
40 later living units

MSCP and associated
life science space

Plaza

81 Residential units
& 11,732 sq ft on the
ground floor

Balmoral
Avenue

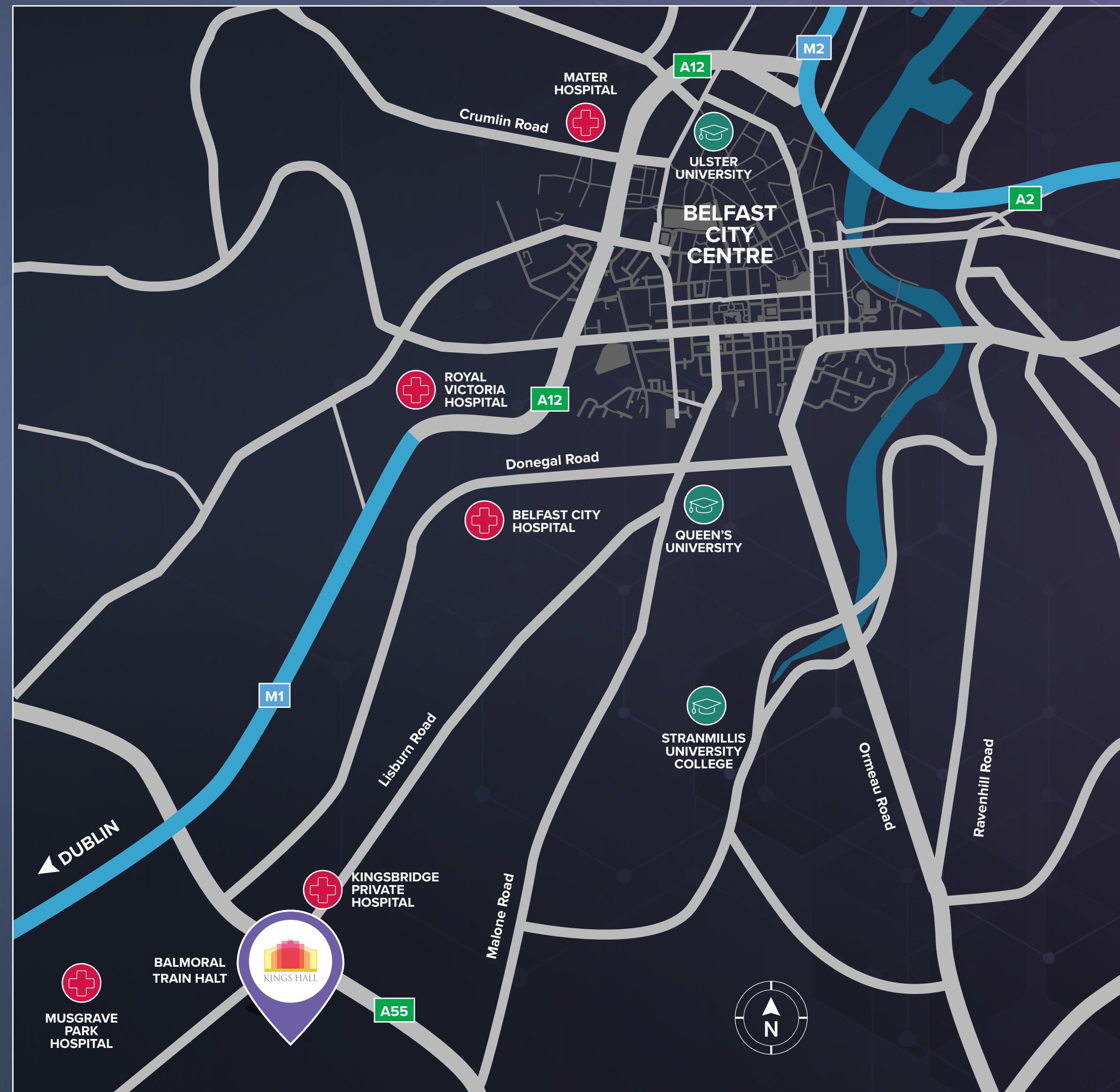
Lisburn
Road

Balmoral
Rail Halt

LOCATION

The Kings Hall Life Science Park is located 2.5 miles from Belfast City Centre in South Belfast within the wider Kings Hall Health & Wellbeing Park.

-  0.3 miles from Kingsbridge Private Hospital
-  2 miles from Queens University Belfast
-  0.6 miles from Musgrave Park Hospital
-  3.3 miles from new Ulster University Belfast
-  1.5 miles from the Ulster Independent Clinic
-  2 minute drive to the M1 motorway
-  1.8 miles from Belfast City Hospital
-  1 hour 45 minute drive to Dublin
-  2.3 miles from the Royal Victoria Hospital
-  14 minute drive to Belfast City Airport
-  4.0 miles from Mater Hospital
-  30 minute drive to Belfast International Airport
-  2 minute walk to Balmoral train halt



CURRENT OCCUPIERS



Kingsbridge Healthcare Group is Northern Ireland's largest private hospital group. Kingsbridge offer the latest technological advancements in private healthcare across hundreds of specialties including orthopaedic, cataract, urology, and cosmetic surgery.



SpaMedica is one of the leading providers of NHS eye patient services and, in 2018 became the largest NHS cataract surgery provider in the UK.



Diaceutics is a data analytics and implementation services company that employs 65 people to service the global pharmaceuticals industry. Diaceutics listed on the Alternatives Investment Market (AIM) on the London Stock Exchange in March 2019.



Abbeyfield Belfast provides supported sheltered accommodation for older people and is the first choice for those who no longer wish to live alone.



Established in 1995, Malone kindergarten has grown from a small playgroup for 12 children to a comprehensive Early Years Centre in self-contained purpose-built facilities providing full time educare for over 100 children aged one to five years olds.

ON-SITE FACILITIES

The following complimentary facilities will be provided on-site:

- Vibrant public plaza providing a recreational area for all occupiers
- Food & Beverage outlets
- On site gym
- Pre-school facilities
- Convenient onsite parking

The Lisburn Road situated close by also provides further retail, coffee shops, restaurant facilities as well as regular bus and rail connections to Belfast City Centre.



SPECIFICATION

- Refurbished grade 'A' life sciences workspace
- Stylish co-working space
- Multiple high-speed data networks available
- Raised access flooring
- Dedicated telecommunications space
- Floor to ceiling heights in excess of 4 meters
- On-site parking
- Excellent natural light
- Protected electrical resilience

LAB SPACE

Fitted lab space will benefit from:

- Excellent levels of natural light
- Lab grade finishes
- Fully fitted benching
- Three phase power
- Piped nitrogen to some labs
- Pressure regimes
- Sink/eye wash stations
- Fume hoods
- Adjoining write-up areas
- Archiving facility



PHASE 3 LIFE SCIENCES

Accommodation

Net Internal Areas Block 1

GF	9,000 sq ft
1F	11,000 sq ft
2F	11,000 sq ft
3F	8,000 sq ft
Total	39,000 sq ft

Net Internal Areas Block 2

GF	5,000 sq ft
1F	6,500 sq ft
2F	6,500 sq ft
Total	18,000 sq ft

Net Internal Areas Block 3

GF	5,500 sq ft
1F	5,500 sq ft
Total	11,000 sq ft

Current Scheme Design
68,000 sq ft



*Floor plans for indicative purposes only.

KINGS HALL LIFE SCIENCES LISBURN ROAD, BELFAST



CGI of Phase 3 Life Sciences



CGI of Phase 3 Life Sciences



CGI of Kings Hall Main Building

KINGS HALL MAIN BUILDING

Accommodation

Net Internal Areas

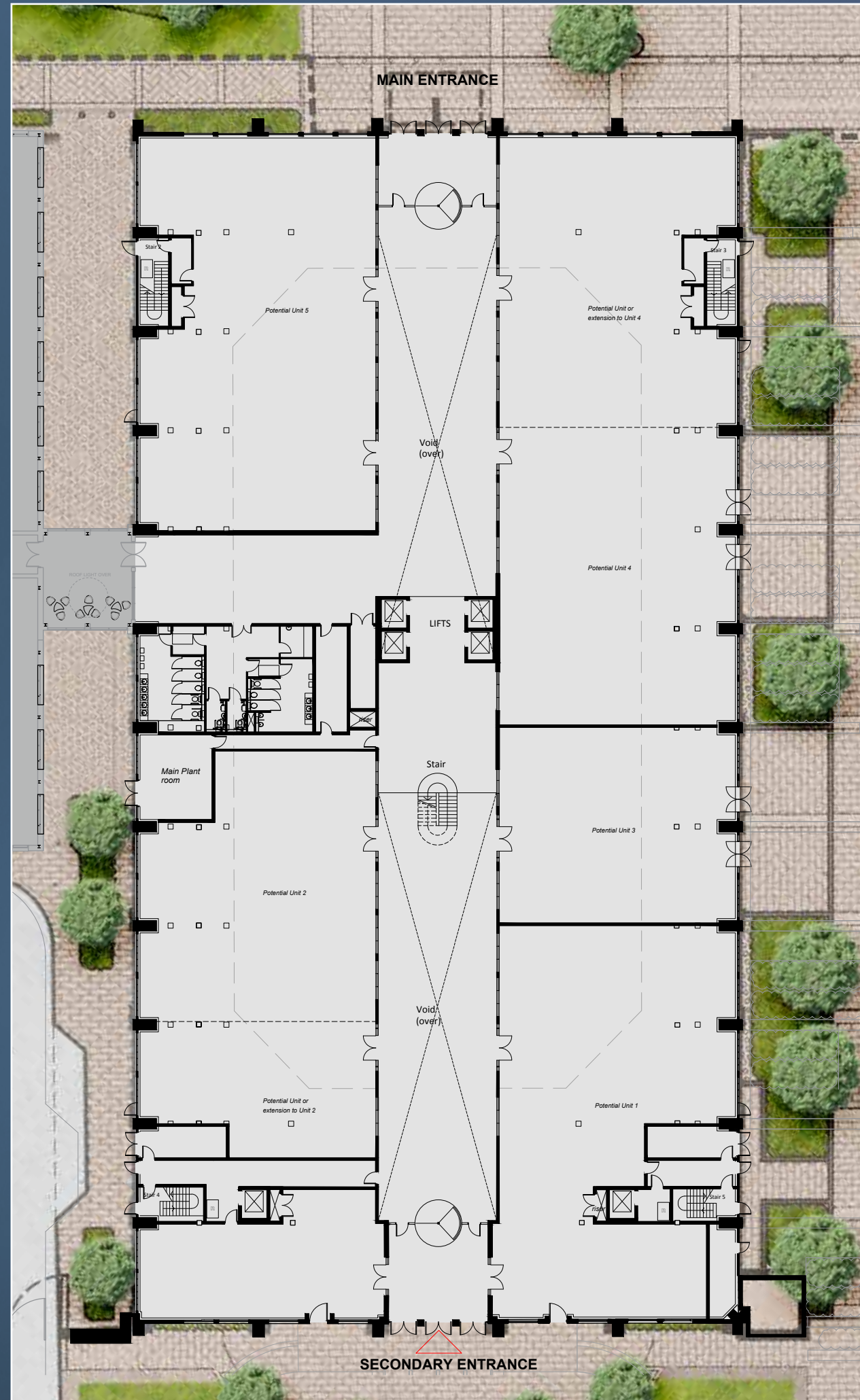
GF	29,500 sq ft
1F	25,000 sq ft
2F	20,000 sq ft
Total	74,500 sq ft



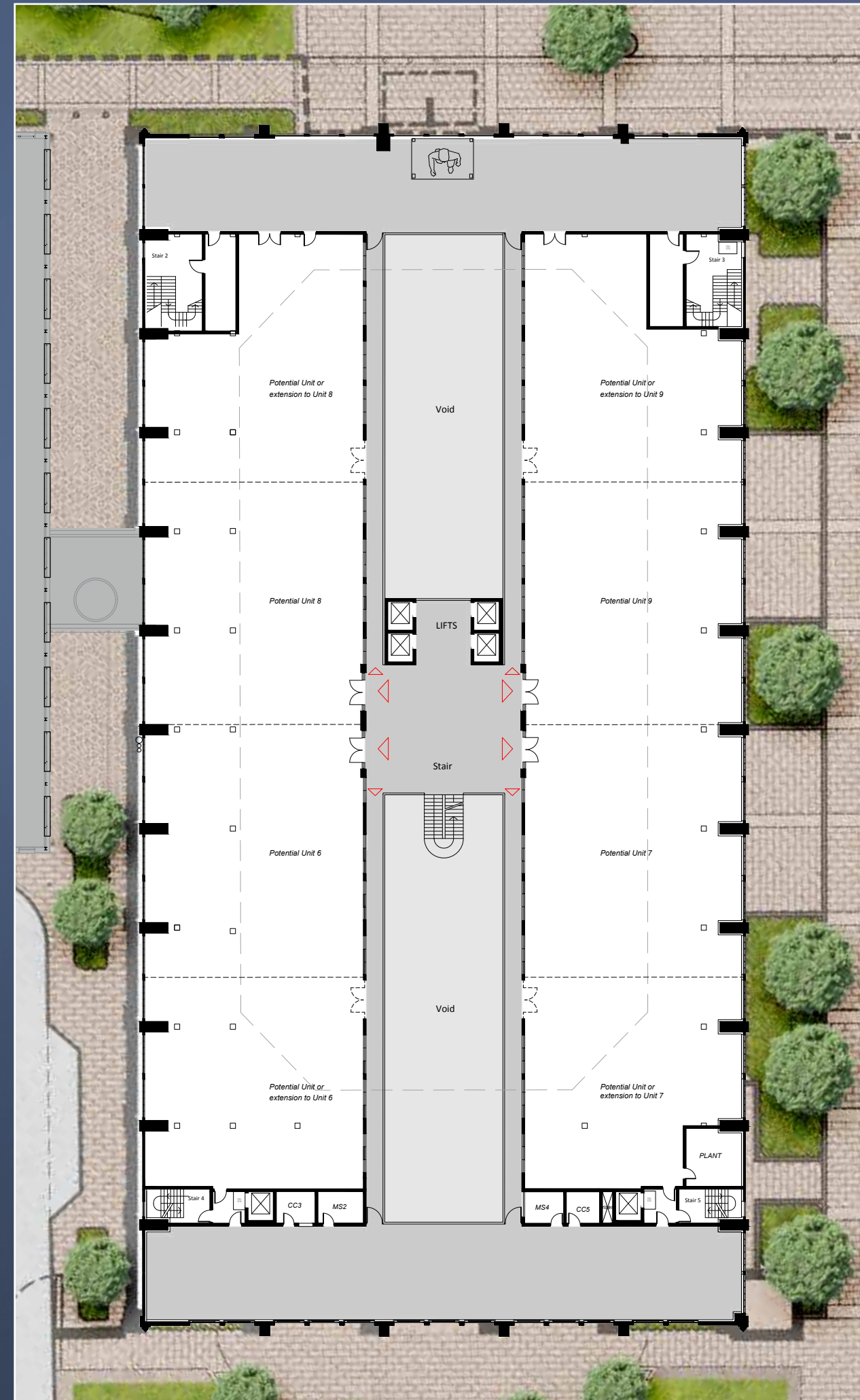
Current Scheme Design
74,500 sq ft

Subdivision available

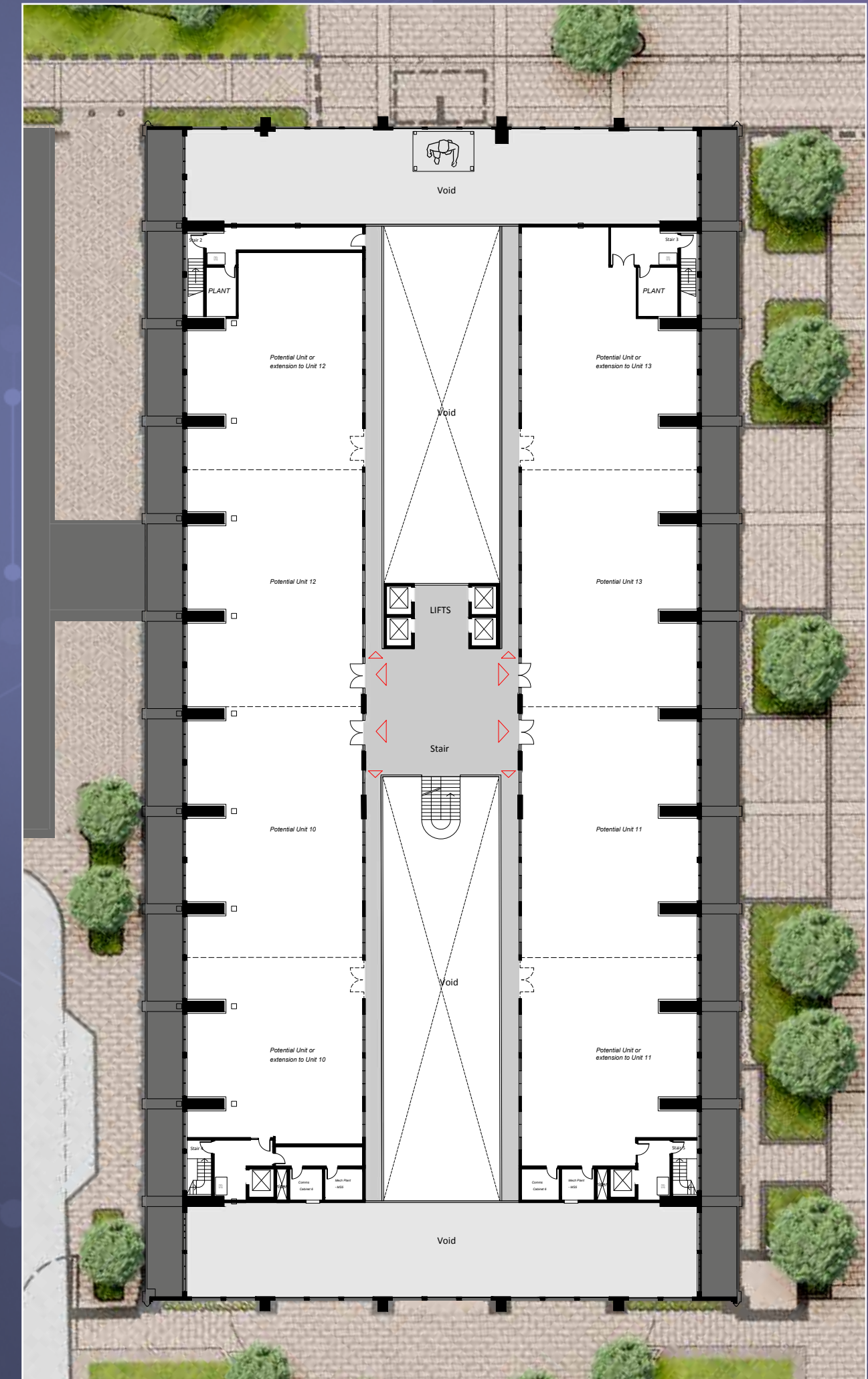
Ground Floor Plan



First Floor Plan



Second Floor Plan



*Floor plans for indicative purposes only.

ADDITIONAL INFORMATION

TERMS

A wide range of flexible terms are available to include leasing and ownership options.

VAT

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

EPC

To be assessed upon completion of refurbishment.



www.kings-hall.com 

CBRE NI

PART OF THE AFFILIATE NETWORK

Robert Ditty

T: 077 6213 7534

E: robert.ditty@cbreni.com

James Turkington

T: 077 9620 8416

E: james.turkington@cbreni.com

Colliers

Ian Duddy

T: 077 3050 2897

E: ian.duddy@colliers.com



CGI of Entire Scheme

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI and Colliers International on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI / Colliers International for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI / Colliers International, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. This document was prepared in March 2023.