

innovation
factory™

INNOVATION FACTORY, FORTHRIVER BUSINESS
PARK, SPRINGFIELD ROAD, BELFAST, BT12 7DG

OK

Osborne
King

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PARKING ▶

RECEPTION ▶

TO LET

**OFFICE SPACE AVAILABLE RANGING FROM
177 SQ FT - 2,000 SQ FT**

beyond
boundaries

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Who is Innovation Factory?

Innovation Factory is the home of entrepreneurs in West Belfast.

They provide a range of private office space, shared workspace and virtual services based in a collaborative work environment where entrepreneurs can feel comfortable working on their own projects, whilst having the option to collaborate with like-minded people and receiving bespoke support from our in-house Innovation Manager.

Why locate at Innovation Factory?

Innovation Factory is based in the renovated site of Mackie International on the outskirts of Belfast, this iconic site has been reinvented to provide dynamic workspace and support to Belfast's growing entrepreneurial community.

With access to a range of workshops, one-to-one coaching, and a friendly community of entrepreneurs.



Welcome

MEETING SPACE



DEDICATED DESKS



TAILORED OFFICE SPACE



WHAT WE OFFER

CAFE



HIGH SPEED BROADBAND



ONSITE CAR PARKING





Location

Innovation Factory is prominently located on the Springfield Road in West Belfast on one of the main arterial routes to Belfast city centre and is only a 8 minute drive from Belfast City Hall. The office accommodation is located in an area with a great mix of residential and commercial property and is close to the Westlink and M1 motorway.

The property is directly opposite Belfast Metropolitan College, E3 Campus. Innovation Factory is on a main bus route with regular services from Belfast city centre.

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Description

The Innovation Factory is a modern purpose built office building made up of 4 floors and is aimed towards a thriving community of innovators in Belfast. It is finished to an excellent standard throughout.

As well as office space, Innovation Factory offers co-working space, conference/meeting rooms, cafeteria, kitchen facilities, breakout areas and car parking free of charge. The building benefits from lift access to all floors. Licensee's of the Innovation Factory can also benefit from a range of Master classes, one to one coaching, applied Innovation events and a friendly community of entrepreneurs.

Meeting & Workspace

There are a range of small and large meeting rooms to suit any assembly.

Refreshments are available, as well as presentation facilities and WiFi.



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Current Availability

Office space is available across 4 floors ranging from 177 sq ft to 2,000 sq ft.

Opportunity

Innovation Factory provides the opportunity to occupy high quality Grade A office space on flexible terms.

The license fee is inclusive of electricity, heat and light.

Please get in touch for exact costs based on your requirements.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents regarding the source of the funds used to complete the transaction.





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