

THE
PRINTWORKS

ARRIVING LATE 2023

QUEENS STREET
BELFAST
68-131





THE
PRINTWORKS

WHERE INDUSTRIAL CHARACTER MEETS MODERN FORM —

35,000 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.

Comprising a large block fronting Queen Street, College Street and College Court, The Printworks is being sympathetically restored to provide a mixture of office, retail and F&B space in the heart of the City Centre.

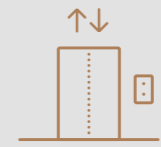


THE PRINTWORKS

KEY FEATURES



ORIGINAL CAST IRON
FRAME AND EXPOSED
RED BRICK



2X
PASSENGER
LIFTS



LED
LIGHTING



AVERAGE
FLOOR TO CEILING
HEIGHT OF 3.6M



CYCLE STORAGE,
LOCKERS, AND SHOWER
FACILITIES



AIR
CONDITIONING



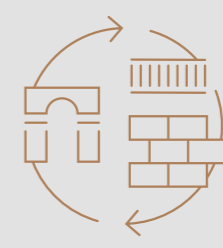
ROOF TERRACE
AND BALCONIES



FRESH AIR
VENTILATION BY
NEGOTIATION



DOUBLE GLAZED,
SUSTAINABLY
SOURCED MAHOGANY
WINDOWS PROVIDE
IMPROVED HEAT
RETENTION



REUSING AND
RECYCLING
AS MUCH OF
THE EXISTING
BUILDING AS
POSSIBLE







THE PRINTWORKS
31-39 QUEEN STREET

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.

THE
PRINTWORKS
FLOOR PLANS

FLOOR LEVEL	AVAILABLE SPACE (SQ FT)	AVAILABLE SPACE (SQ M)
4TH FLOOR	6,650 SQ FT	618 SQ M
3RD FLOOR	6,470 SQ FT	601 SQ M
2ND FLOOR	6,400 SQ FT	595 SQ M
1ST FLOOR	6,900 SQ FT	641 SQ M
GROUND FLOOR	6,750 SQ FT	627 SQ M
TOTAL	33,170 SQ FT	3,082 SQ M

GROUND FLOOR



1ST FLOOR



2ND FLOOR



4TH FLOOR



3RD FLOOR



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CONTACT

GET IN TOUCH FOR
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DEVELOPER



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