



**THE VANTAGE**  
BELFAST

**PERFECTLY POSITIONED  
FOR BUSINESS**  
32-36 GREAT VICTORIA STREET  
BELFAST



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# A GAME CHANGING WORKPLACE FOR BELFAST



67,500 SQ FT  
OF GRADE A CITY  
CENTRE OFFICE SPACE  
WITH UNPARALLELED  
TRANSPORT CONNECTIONS



Completion Q2 2021



Ground Floor Retail

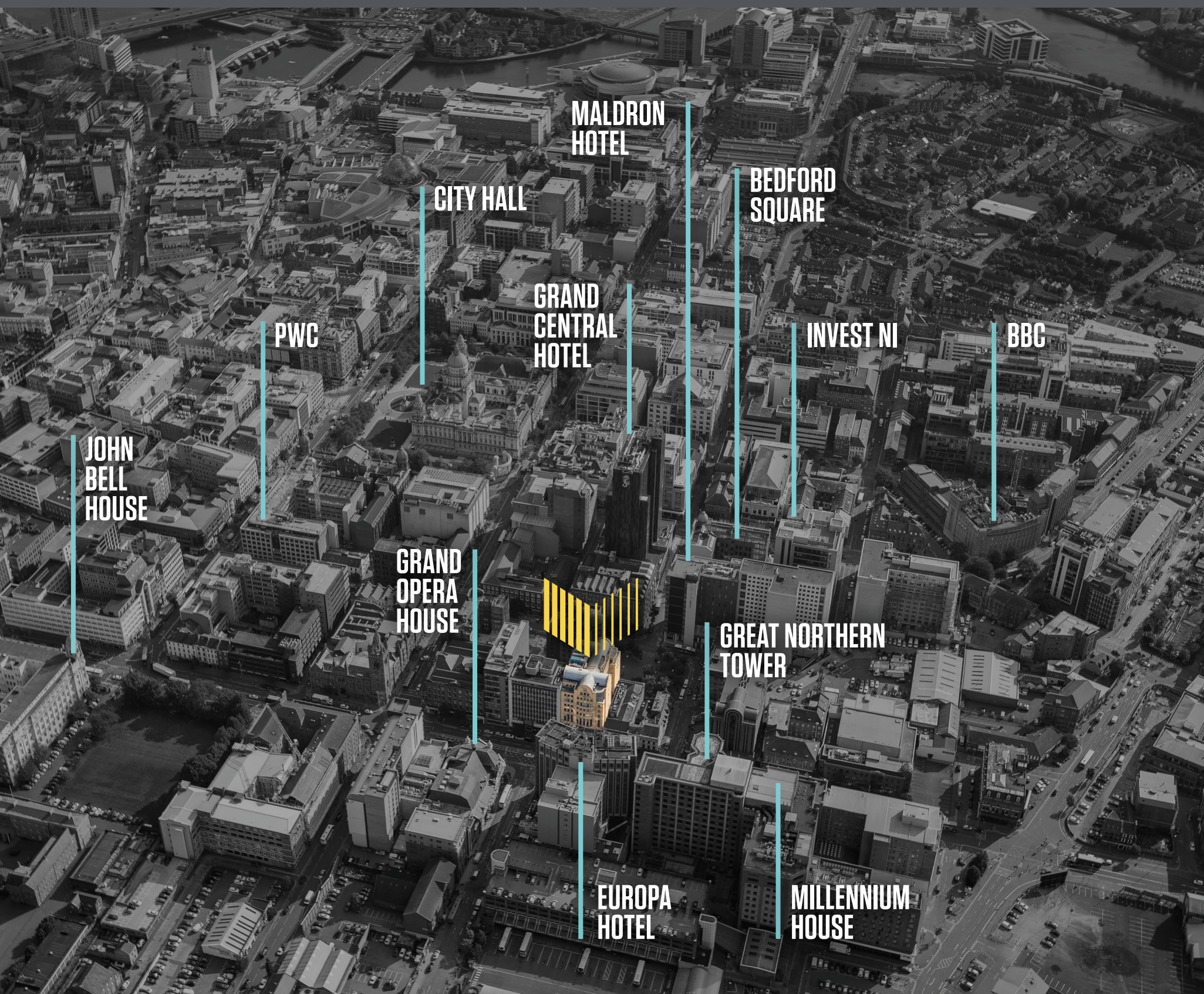


11 Grade A Office Floors



Panoramic Views





## AT THE CENTRE OF ALL BELFAST HAS TO OFFER

Born for 21st century industry, the building's city centre positioning and unrivalled transport connections offer tenants an enviable location in arguably the world's most up and coming city.

Located in the heart of Belfast's city centre, The Vantage's 67,500 sq ft array of workspaces will accommodate a dynamic mix of businesses. A stones throw from Weavers Court transport hub and a host of other amenities, this prime location frees up time to focus on the things that matter most.



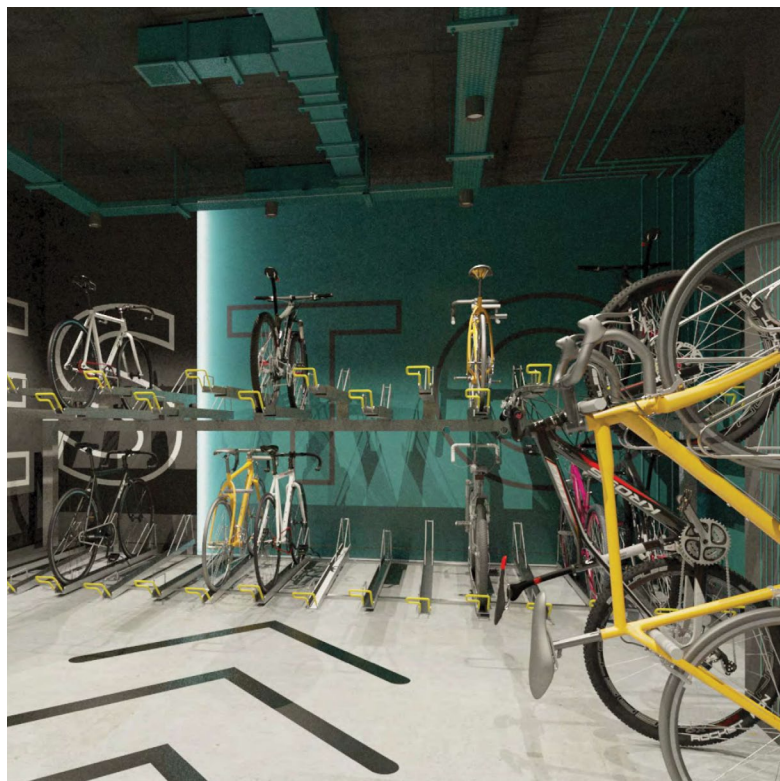


## NEXT GENERATION ENVIRONMENTS

The Vantage offers a modern cutting edge finish to meet the needs of today's "office", whether that be a growing tech firm or established professional services firm.

The Vantage leads from the front, with a stunning double height entrance which provides a true sense of arrival, merging seamlessly into providing accommodation ranging from 5,800 sq ft to 67,500 sq ft over 11 floors with ground floor retail of 2,244 sq ft. The excellent natural light combined with attractive open ceilings creates a superb environment for day to day working.

The Vantage is a place where employees can be inspired, be comfortable, thrive and grow. The building benefits from superb staff amenities including showers, drying cupboard, changing facilities and bike storage with every aspect of wellbeing catered for.





# SPACE THAT WORKS FOR YOU

Tenants will benefit from a next generation working environment. Having entered the building through a cutting edge, double height lobby the upper floors will be accessed by 3 no. 10 person passenger lifts.

The Vantage is designed with the occupier in mind, its floorplates will fit traditional working arrangements and also appeal to companies who are adjusting to a more flexible, hybrid working model. Each floor will benefit from the following design features



Efficient floor plates



Raised access floors



A VRF air conditioning system allowing for 1 person to 8 sq m occupancy ratio



Unisex toilets & disabled WC facilities







# WHY BELFAST?

Northern Ireland's capital is Europe's most business friendly city of its size and the second fastest growing knowledge economy in the UK.

## 1.8 MILLION

POPULATION, ONE OF THE YOUNGEST AND FASTEST GROWING IN EUROPE

## 7 MILLION

THE REGION'S THREE AIRPORTS DEAL WITH ALMOST SEVEN MILLION PASSENGERS PER YEAR

## 2

WORLD CLASS UNIVERSITIES

## 4K

BUSINESS GRADUATES EACH YEAR

## NO.1

THE WORLD'S TOP DESTINATION FOR FINANCIAL TECHNOLOGY INVESTMENT PROJECTS

## TOP 3

TOP 3 FINTECH LOCATIONS OF THE FUTURE AFTER LONDON & SINGAPORE

## 53%

OF THE POPULATION IS UNDER THE AGE OF 40

## 160

FERRY AND FREIGHT SAILINGS PER WEEK TO GREAT BRITAIN AND EUROPE

### OUR WORKFORCE

Population of 1.8 million is one of Europe's youngest and fastest growing. 53 per cent of the population is under the age of 40. A steady stream of enthusiastic, talented people for knowledge-based companies seeking a strong workforce

### TOP CLASS EDUCATION

The region's education system is recognised as among the best in Europe. Nearly a fifth of public expenditure is on education and Northern Ireland consistently outperforms all other UK regions in academic qualifications.

Two world-class universities Queen's University Belfast and Ulster University and an extensive network of further education colleges provide excellent academic and vocational training. Both universities are responsive to business, creating graduates with skills, competency and acumen in business-relevant areas. Over 4,000\* people graduate each year with business qualifications in Northern Ireland.

\* Source: Higher Education Statistics Agency

### FINANCIAL SERVICES SECTOR

Belfast, the region's capital, is ranked as the world's top destination for financial technology investment projects and has been ranked in the top 3 Fintech locations of the future after London & Singapore. (Source FT FDI Markets 2019)

### PROFESSIONAL SERVICES

Northern Ireland has become a leading global location for professional and legal services investment.

There are over 16,000 people employed in Professional and Legal services in Northern Ireland, and the region offers a ready pool of culturally-compatible, highly educated talent.

### TRANSPORT/INFRASTRUCTURE

#### Key facts:

- Three airports deal with almost seven million passengers a year.
- Belfast's two airports have daily scheduled flights to destinations across the UK and Europe including London, Paris and Amsterdam.
- City of Derry airport has regular scheduled services to GB destinations.
- The region has four ports.
- Belfast Harbour is the second busiest port on the island of Ireland.
- 160 ferry and freight sailings per week to Great Britain and Europe.

### COMMUNICATIONS

#### Key facts:

- The first region in Europe to achieve 100 per cent broadband coverage.
- One of the first to operate high speed, next generation services with a 100-gigabyte per second transatlantic and terrestrial telecommunications link between Northern Ireland, North America and Europe.
- A fully digital, fully fibre optic communications network.
- Highly deregulated telecoms industry ensures competitive market with over 70 operators.
- The region's compact size makes it an ideal test-bed for new communications technology.





# BEFORE, DURING AND AFTER HOURS IT'S ALL ON YOUR DOORSTEP.

Belfast is arguably the world's most up and coming capital city. Steeped in decades of rich history, with the grandest of ambitions for the 21st century. A city working experience like no other – home to world-class culture and cuisine, education and entertainment.

## Hotels

The Fitzwilliam Hotel  
The Merchant Hotel  
Grand Central Hotel  
Europa Hotel  
The Maldron Hotel  
Hampton by Hilton

## Gyms

Anytime Fitness  
9Round Fitness

## Bars

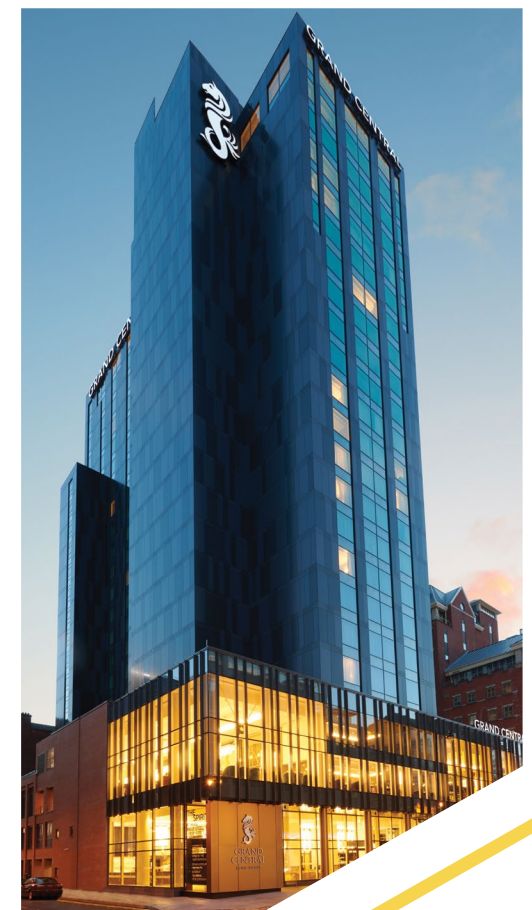
The Crown Bar  
The Perch  
Ritas  
The Duke of York  
Pug Uglys  
Sweet Afton

## Eateries

James St  
Home Restaurant  
Howard Street  
Stix & Stones  
Deanes EIPIC  
Yugo Belfast  
Starbucks  
Boojum

## Cultural Attractions

Grand Opera House  
Victoria Square  
Ulster Museum  
Titanic Belfast  
SS Nomadic  
St. George's Market





# A WELL CONNECTED WORKPLACE

## KEY LOCATIONS

- |                                |                          |
|--------------------------------|--------------------------|
| 1. Invest NI & Bedford Square  | 8. Shaftesbury Square    |
| 2. Europa Hotel                | 9. Victoria Square       |
| 3. BBC                         | 10. Waterfront Hall      |
| 4. City Hall                   | 11. Lanyon Place         |
| 5. PWC (Merchant Square)       | 12. Ulster University    |
| 6. Weavers Court               | 13. Queen's University   |
| 7. Weavers Cross Transport Hub | 14. Belfast City Airport |

## ON FOOT

Europa Hotel  
Less than 1 min

Weavers Cross  
Transport Hub  
3 mins

City Hall  
5 mins

Waterfront Hall  
10 mins

## BY PUBLIC TRANSPORT

Titanic Quarter  
9 mins

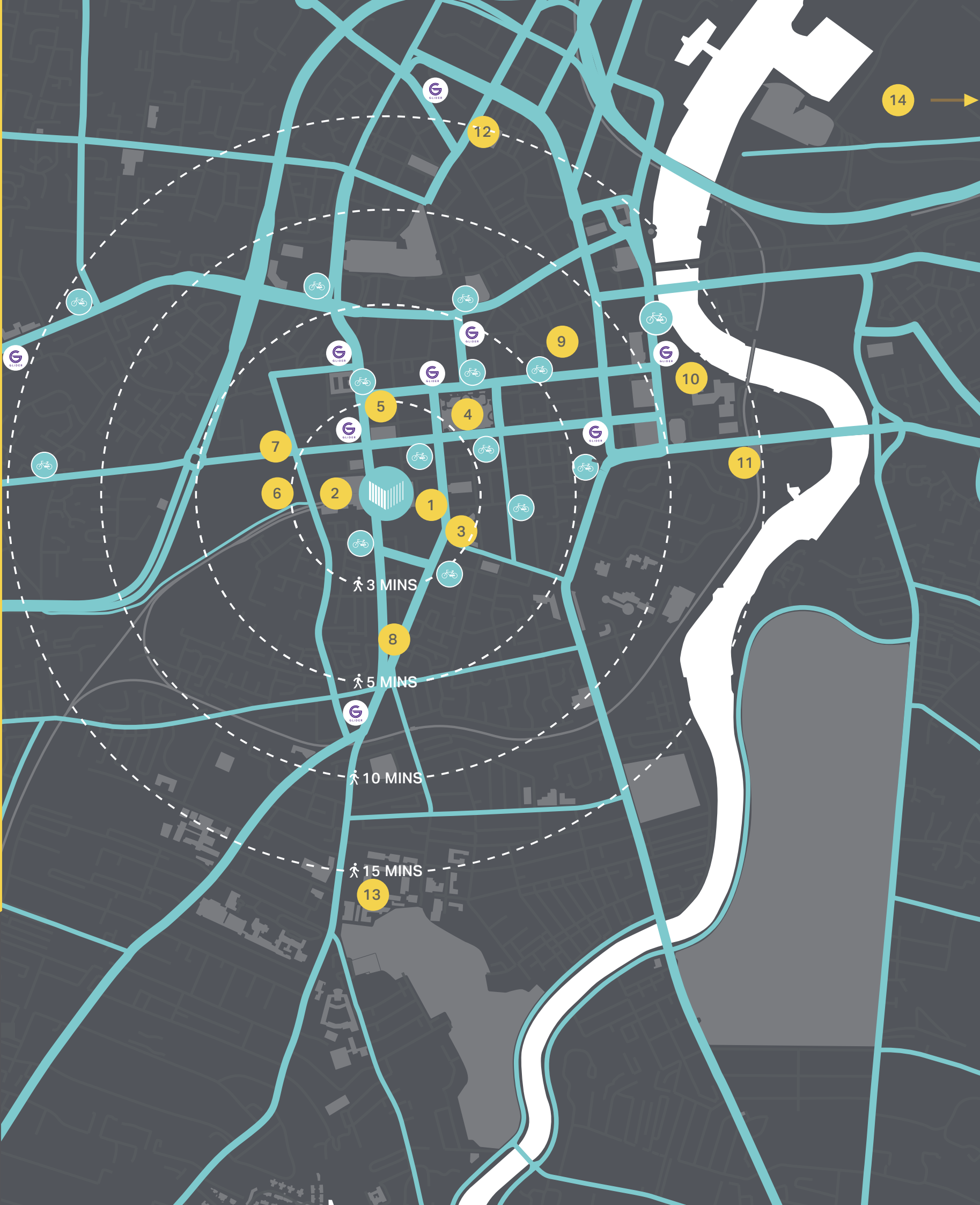
Belfast City Airport  
16 mins

Belfast International Airport  
18 mins

Dublin  
2hrs

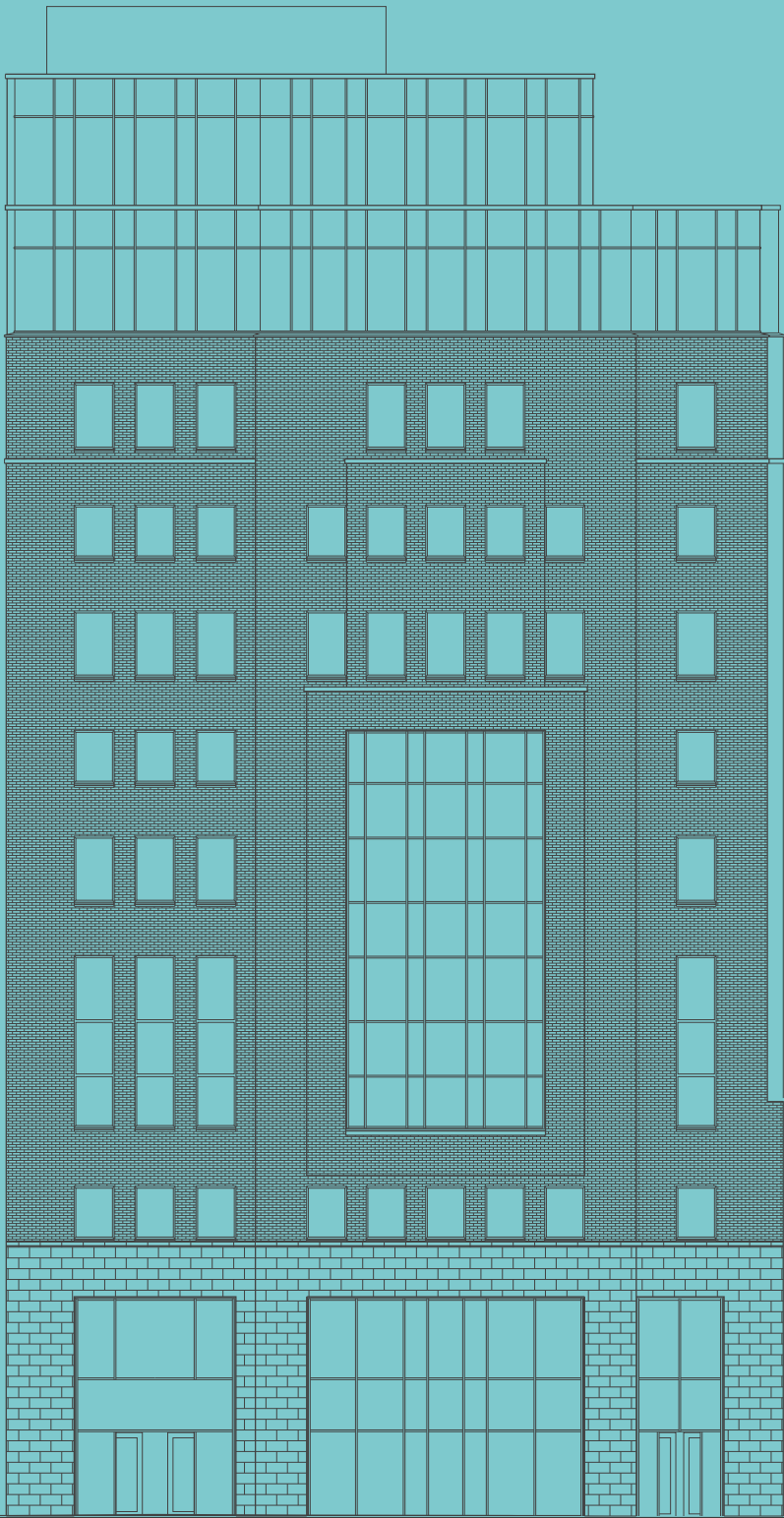


Weavers Cross is situated in the heart of Belfast, it is an eight hectare site linking a modern high capacity transport hub, to be developed on the site of the existing Europa buscentre and Great Victoria Street train station, with impressive mixed-use development proposals.





A COMMERCIAL  
PERSPECTIVE



Level	Proposed Office Space NIA (m <sup>2</sup> ) Retail at GF	Proposed Office Space NIA (ft <sup>2</sup> ) Retail at GF
Level 11	320	3,441
Level 10	578	6,222
Level 9	572	6,161
Level 8	573	6,172
Level 7	573	6,172
Level 6	580	6,242
Level 5	580	6,242
Level 4	580	6,242
Level 3	580	6,242
Level 2	574	6,183
Level 1	548	5,893
Ground	209	2,244
Total	6,267	67,456

FLOOR HEIGHTS

GROUND FLOOR

Floor to slab soffit is

3,425<sub>MM</sub>

TYPICAL FLOOR

Floor to slab soffit is

2,775<sub>MM</sub>

UPPER FLOORS

(10th and 11th)

Floor to underside of profiled  
metal slab deck above

3,300<sub>MM</sub>

Finished floor to underside  
of lowest beams is

2,950<sub>MM</sub>

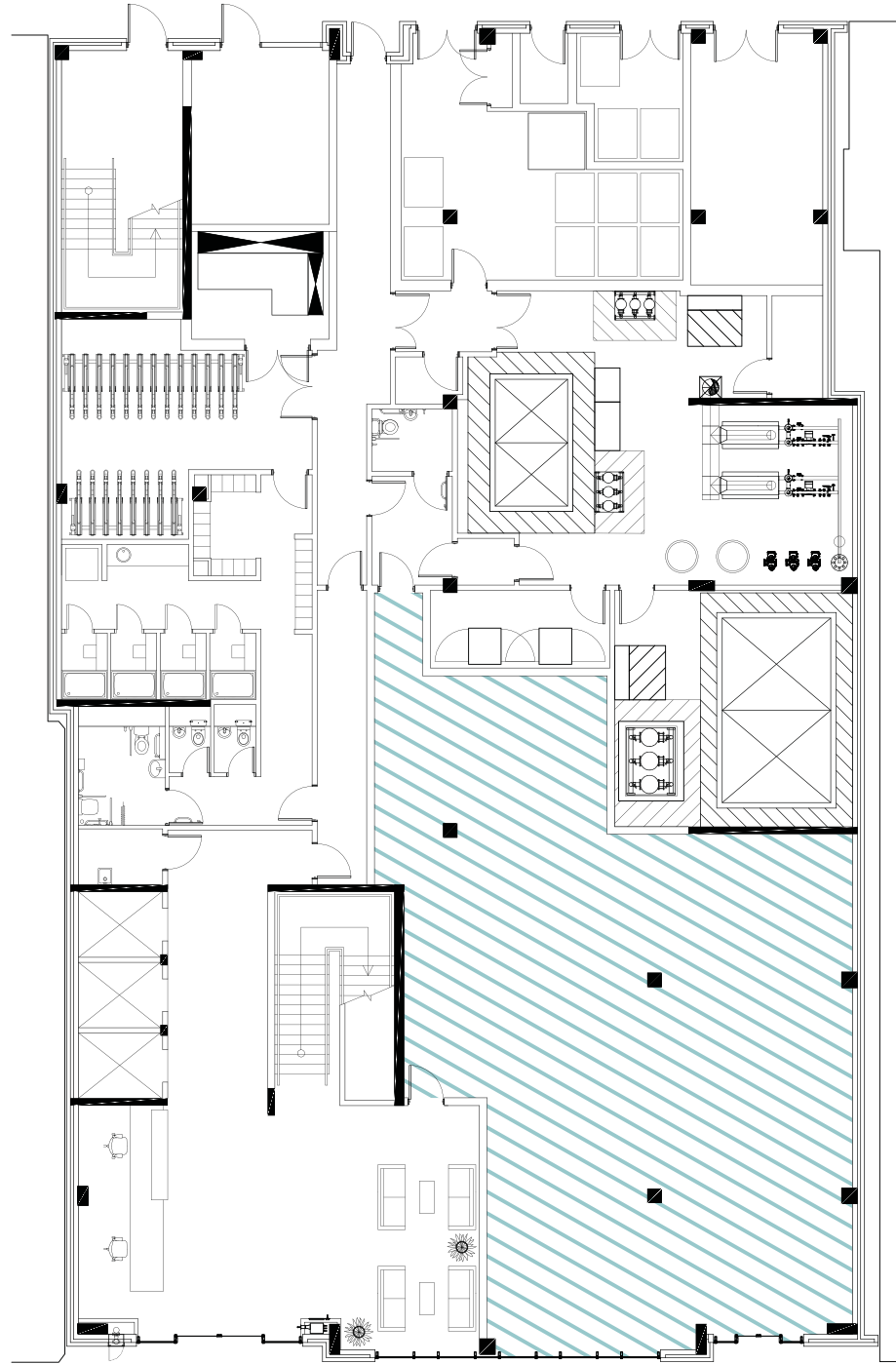




# HIGH PERFORMANCE FLOORPLATES

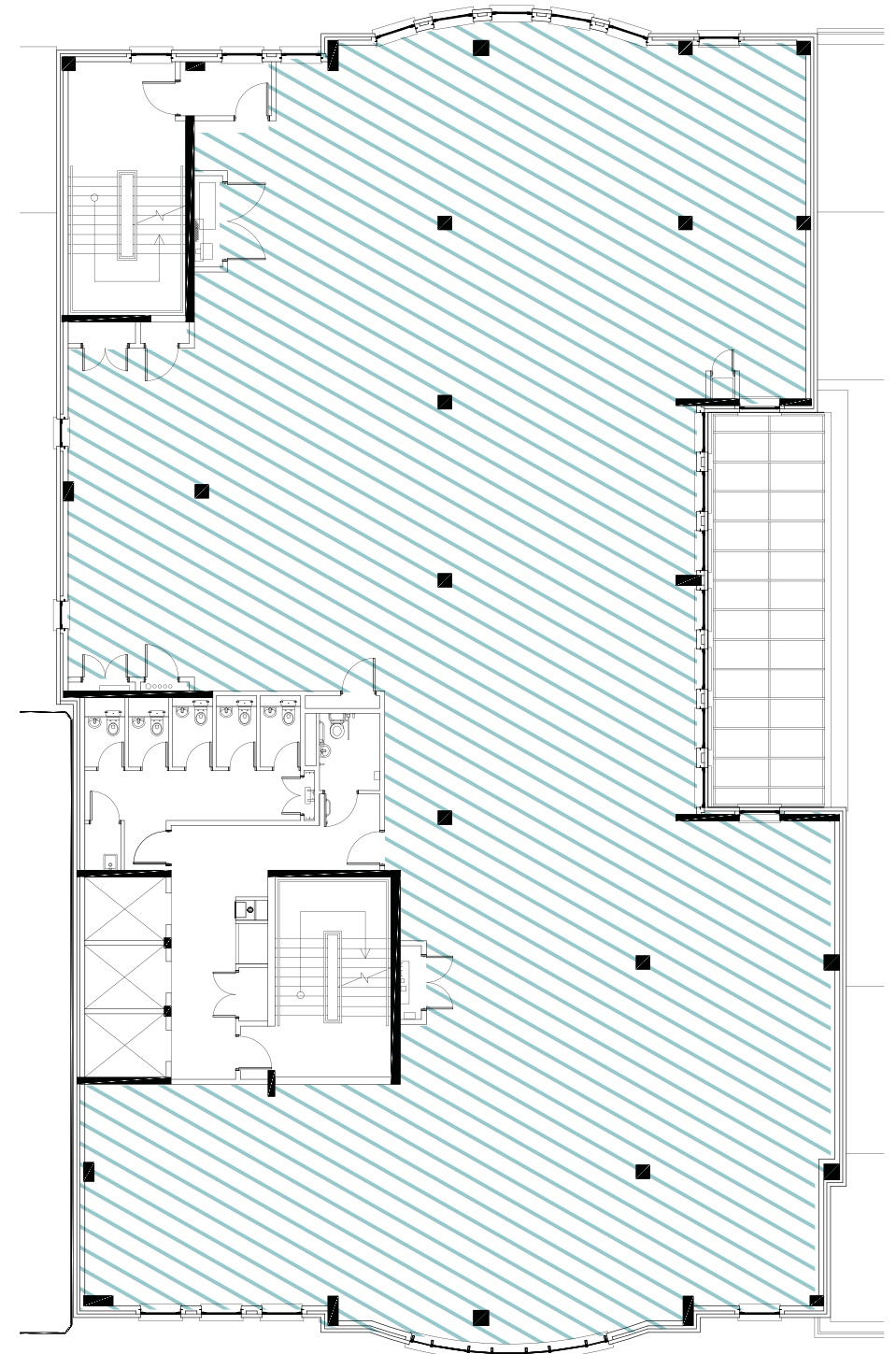
## GROUND FLOOR

2,244 SQ FT



## FLOORS 01 - 09

FLOOR PLATES RANGING FROM  
5,893 SQ FT - 6,242 SQ FT

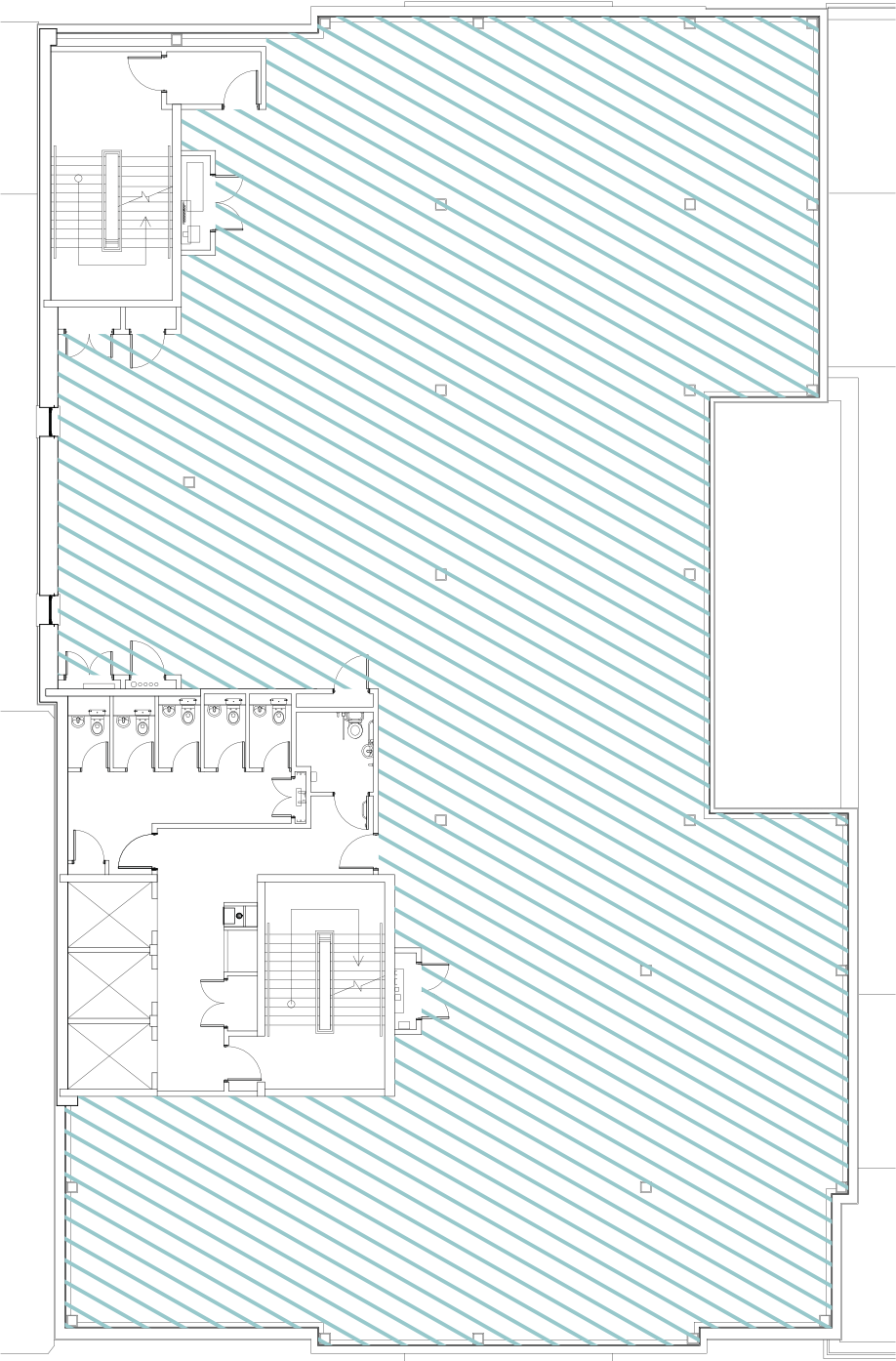




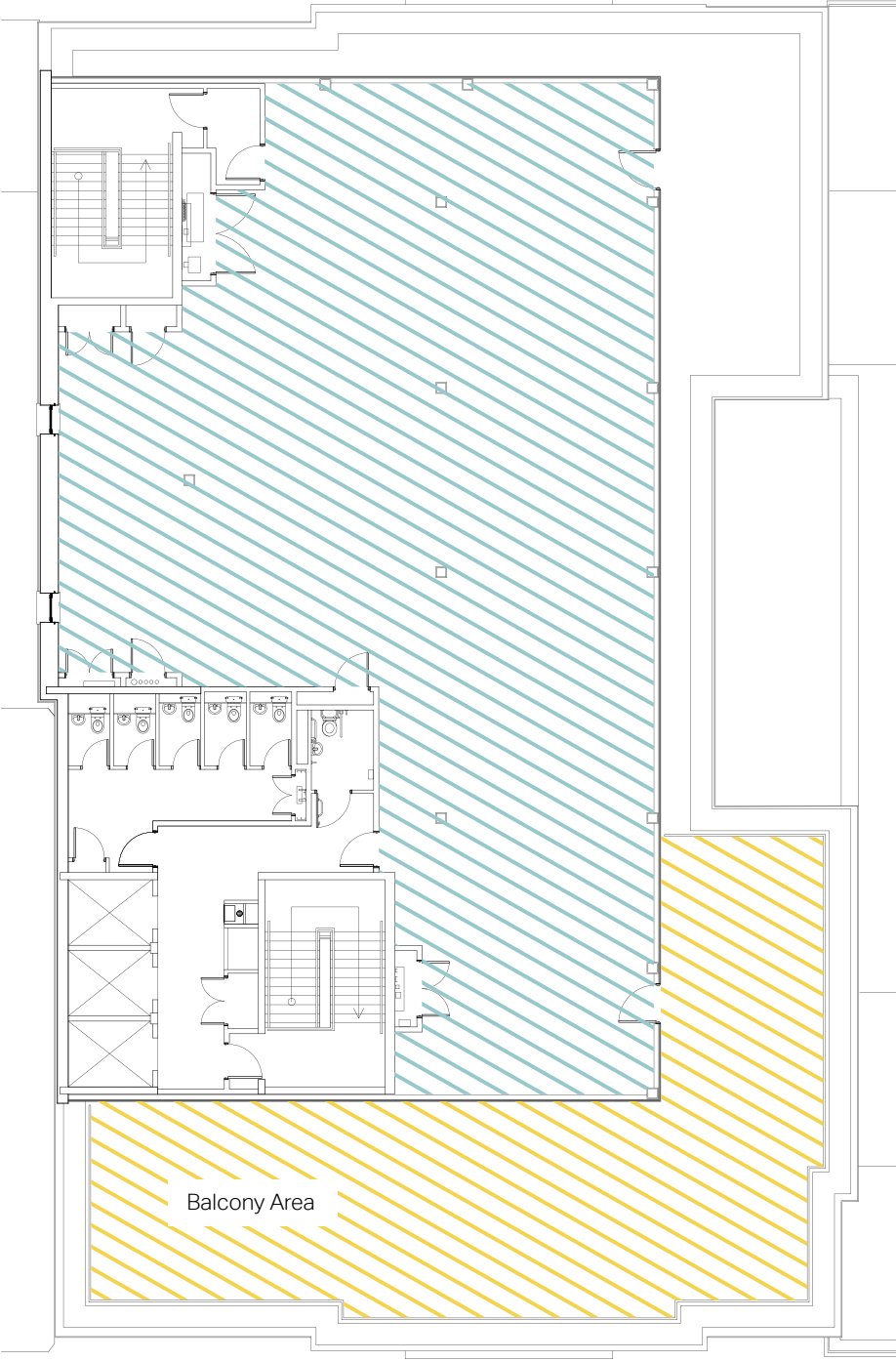


HIGH PERFORMANCE  
FLOORPLATES

FLOOR 10  
6,222 SQ FT



FLOOR 11  
3,441 SQ FT







## STATE OF THE ART GRADE A WORKING



Concierge  
Service



Drying  
Cupboard



VRF Air  
Con System



42 secure  
cycle spaces



Floor to slab soffit  
height 2.7m



52 secure  
lockers



4 Shower &  
Changing Facilities



AC/Ventilation on  
1 person per 8 sq m



Raised  
Access Floor



3 x 10 person  
passenger lifts



Targeting WiredScore  
Platinum



Targeting BREEAM  
rating Very Good



Targeting  
EPC Rate B



# SPECIFICATIONS

## OCCUPANCY

3 NO. 10 PERSON PASSENGER LIFTS.  
INTERNAL CLIMATE - 1 PERSON PER 8 SQ M.

## WORKSPACE DESIGN

OPEN PLAN AND HIGHLY ADAPTABLE FLOOR PLATES.  
**WALLS:**  
PAINTED FINISH TO ALL INTERNAL OFFICE WALLS.

**FLOORS:**  
RAISED ACCESS FLOORS.

**CEILINGS:**  
EXPOSED SERVICES.

## FLOOR HEIGHTS

**GROUND FLOOR**  
FINISHED FLOOR TO SLAB SOFFIT IS 3425MM.

**TYPICAL FLOOR**  
FINISHED FLOOR TO SLAB SOFFIT IS 2775MM.

**NEW UPPER FLOORS [10TH AND 11TH]**  
FINISHED FLOOR TO UNDERSIDE OF PROFILED METAL  
SLAB DECK ABOVE – 3300MM. FINISHED FLOOR TO  
UNDERSIDE OF LOWEST BEAMS IS GENERALLY 2950MM.

## MECHANICAL

THE MECHANICAL VENTILATION AND AIR  
CONDITIONING DESIGN HAS BEEN BASED ON  
AN OCCUPATION OF 1 PERSON PER 8 SQ M.

A VRF AIR CON SYSTEM WILL BE PROVIDED THROUGHOUT  
THE BUILDING. THE OPEN PLAN OFFICE AREAS WILL  
BE SERVED BY SURFACE MOUNTED CEILING UNITS TO  
PROVIDE HEATING AND COOLING UNDER CENTRAL  
CONTROL PER FLOOR LEVEL.



## ELECTRICAL

THE BUILDING SHALL BE DESIGNED ON  
THE BASIS OF 1 PERSON PER 8 SQ M.

SUSPENDED ENERGY EFFICIENT DIMMABLE LINEAR  
LED LUMINAIRES WHICH ALSO REDUCE HEAT GAIN  
WITHIN THE OFFICE AREAS.

LUMINAIRES WITHIN THE OFFICE AREAS ARE CONFIGURED  
IN GROUPS OF 6 AND 8 AND ARE AUTOMATICALLY  
CONTROLLED BY DAYLIGHT AND PRESENCE DETECTORS.

4 CHANNEL SCENE SETTING CONTROLLERS ARE  
LOCATED ON EACH FLOOR TO PROVIDE FLEXIBILITY  
ON LIGHTING SCENES AND ENABLE THE END USER  
TO RE-PROGRAMME THE LIGHTING TO MEET THEIR  
INDIVIDUAL REQUIREMENTS.

## AMENITIES

- 4 SHOWERS AND CHANGING FACILITIES.
- 52 STORAGE LOCKERS.
- 42 BICYCLE STORAGE SPACES.

## GREEN CREDENTIALS

TARGETING BREEAM RATING VERY GOOD.  
TARGETING EPC RATE B.

## DIGITAL PROVISION

BUILDING WILL HAVE A DESIGNATED TELECO ROOM  
FOR THE PLACEMENT OF ISP EQUIPMENT. PROVISION  
WILL BE MADE FOR THE INSTALLATION OF A BACK-UP  
GENERATOR WITH ALL APPROPRIATE INTERFACES TO  
TELECO ROOM EQUIPMENT.

PROVISION HAS BEEN MADE FOR ALL COMMON AREAS  
TO HAVE WIFI.

## WIRED SCORE

INTERNET CONNECTIVITY IS IMPORTANT TO TENANTS.  
INCREASINGLY, BUSINESSES DEPEND ON RELIABLE  
INTERNET TO THRIVE AND GROW. WE ARE TARGETING  
A WIRED SCORE PLATINUM CERTIFICATION.









# PERFECTLY POSITIONED FOR BUSINESS







# THE VANTAGE

## BELFAST

### DEVELOPER:



### AGENTS

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