

THE ONE

One Grosvenor Gate  Belfast

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onegrosvenorgate.com

PORTBANNIS

Stuart Draffin
stuart@portbannis.com

**Lambert
Smith
Hampton**

Greg Henry
ghenry@lsh.ie



THE ONE SCALE

For size, scale and location,
One Grosvenor Gate is the one.



226,823 sqft (NIA) of commercial space adjacent to Weaver's Cross, the largest transport hub in Ireland.

Two build options allow you to match your opportunity with bespoke working space. Build Option 1 fills the site with a single, statement building, while Build Option 2 includes a phased approach, with plans for a meanwhile pocket park.

Both Build Options have a permanent landscaped streetscape that shares a look and feel with the transport hub.

Sustainable design with natural ventilation and light.

Full planning permission granted.



THE ONE OPPORTUNITY

One Grosvenor Gate is built on a foundation of flexibility.

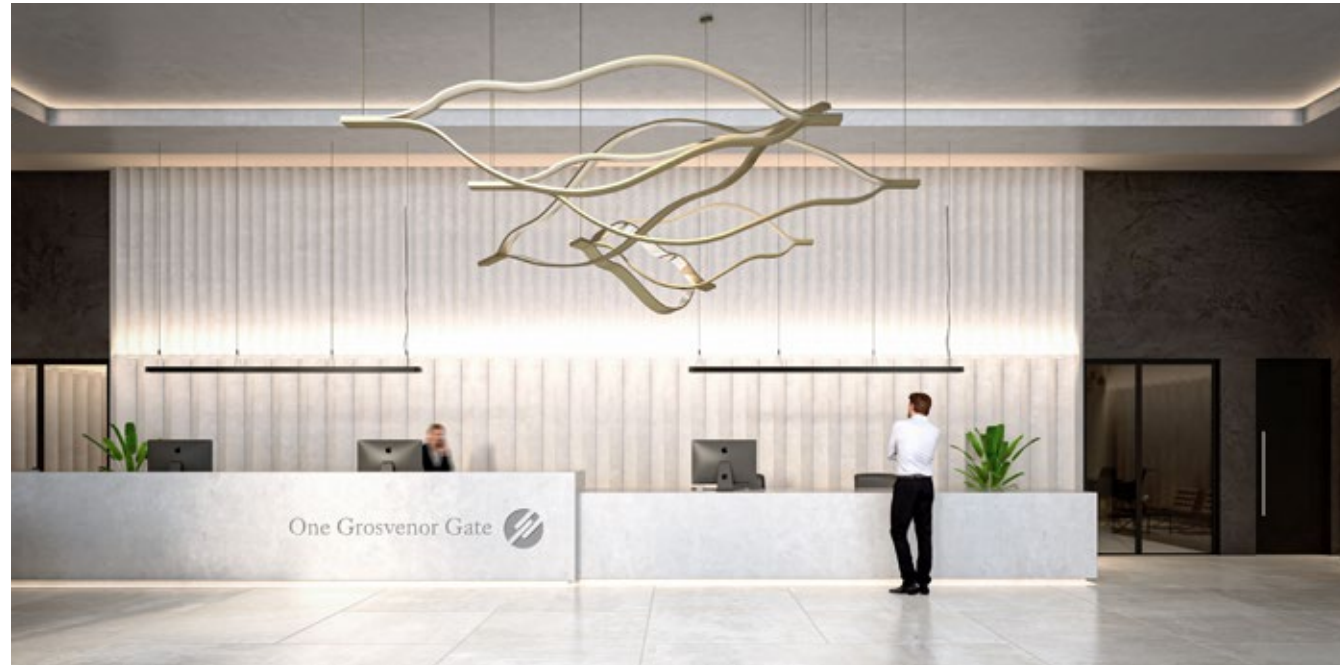


Depending on what your business needs are, there's a build option here for you.

Situated at the mouth of a key arterial route through Belfast city adjacent to what will soon become the busiest public transport hub in the country, One Grosvenor Gate is a key pillar in the next and most groundbreaking phase in Belfast's evolution.

THE ONE OPPORTUNITY

One Grosvenor Gate will be constructed on a rare island site in the city centre.



In addition to incredible views across the city, floor to ceiling glazing and specially designed ventilation maximises solar gain and improves air quality throughout.



BREEAM
★★★★
Excellent

<p>226,823 SQFT (NIA) Grade A city centre office space</p>	<p>LANDMARK GATEWAY BUILDING</p>	<p>↑ Extensive 2.8M ↓ floor to ceiling glazing</p>
<p>EXCELLENT TRANSPORT LINKS & PARKING ADJACENT</p>	<p>LARGE & FLEXIBLE floor plates up to 23,368SQFT</p>	<p>ROOFTOP TERRACE with panoramic city views</p>
<p>ENVIRONMENTALLY SUSTAINABLE DESIGN</p>	<p>x 250 SECURE CYCLE STORAGE</p> 	<p>Dedicated SHOWERS & CHANGING facilities</p> 

BUILD OPTION 1



A statement build - One single building

In this option we build everything at once. One generous, light filled 226,823 sqft (NIA) of working space in a prime city centre location.

One continuous floorspace.
One connected, perfected statement building.

TOTAL AREA

226,823
SQFT (NIA)

BUILD OPTION 2

Phase 1

First build - OGG1 and pocket park.

Phase 1 of Build Option 2 is a generous 166,026 sqft (NIA) of bright, airy working space across 14 floors, complemented by a fully landscaped pocket park.

OGG1 AND
POCKET PARK
14 FLOORS
166,026
SQFT (NIA)



Phase 2

Two separate buildings - OGG1 and OGG2.

Planning permission is secured to build on the pocket park, offering a separate 54,530 sqft (NIA) of stunning working space across 8 floors in OGG2. The landscaped plaza at the Junction of Grosvenor Road and Stanley Street will remain and is styled as an extension of the public realm within the Weaver's Cross transport hub.

OGG2
8 FLOORS
54,530
SQFT (NIA)



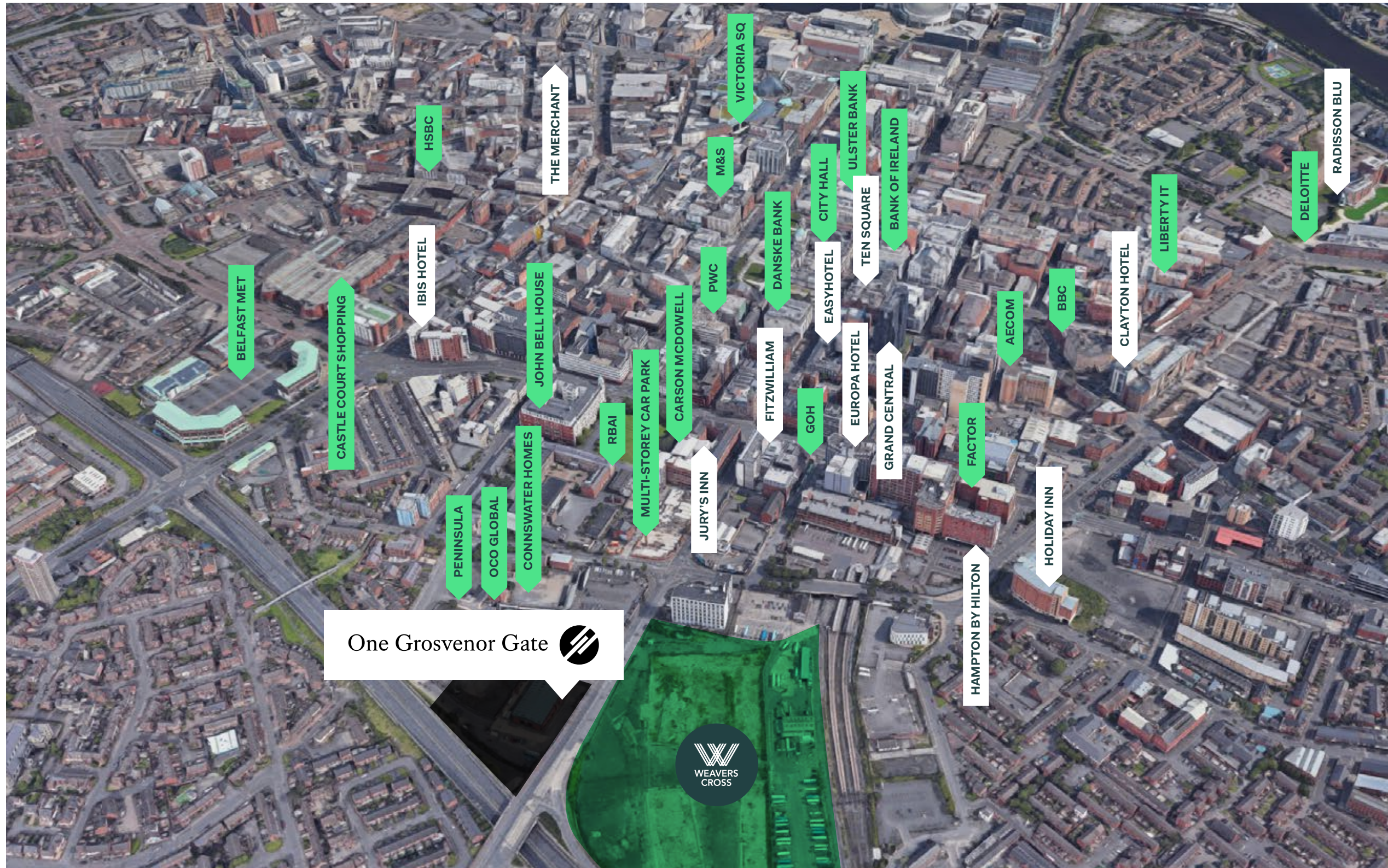
THE ONE LOCATION

When it comes to finding a location right at the heart of the future of a sustainable city centre, this is The One.

One Grosvenor Gate 


WEAVERS
CROSS

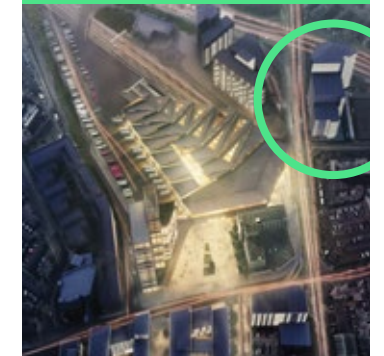
THE ONE LOCATION



Location is everything. One Grosvenor Gate is just opposite Weaver's Cross, which when constructed will be the largest transport hub in Ireland and within walking distance to many of Belfast's most celebrated businesses.

**RIGHT BESIDE
IRELAND'S LARGEST
TRANSPORT HUB**

WEAVERS CROSS



THE ONE CONNECTED

One Grosvenor Gate has a connected neighbour.

The Weaver's Cross Belfast Transport Hub will include a number of significant improvements designed to enhance all transport options. This will include a fully integrated bus and rail concourse with the capacity to accommodate increased passenger growth and improve customer experience.



ONE OF THE
LARGEST SINGLE INVESTMENTS
IN NORTHERN IRELAND

CAPACITY FOR
20 MILLION PASSENGER JOURNEYS EACH YEAR

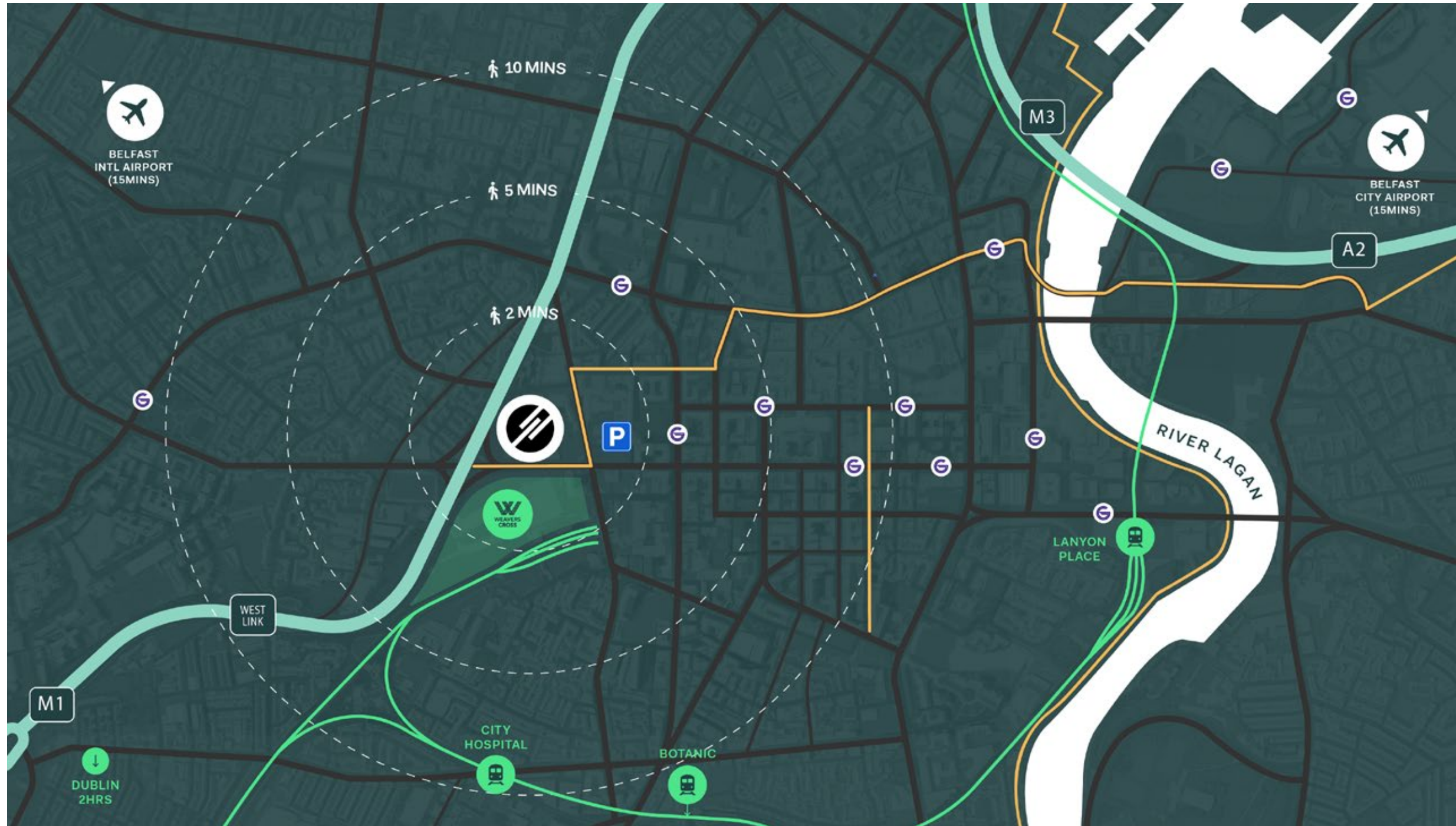
160,000 SQFT
TRANSPORT HUB









NI'S BUSIEST
MULTI-MODAL TRANSPORT HUB

THE ONE CONNECTED

With two airports, connections to major road networks and of course our neighbours at Weaver's Cross, for a gateway to a globally connected Belfast, this is the one.

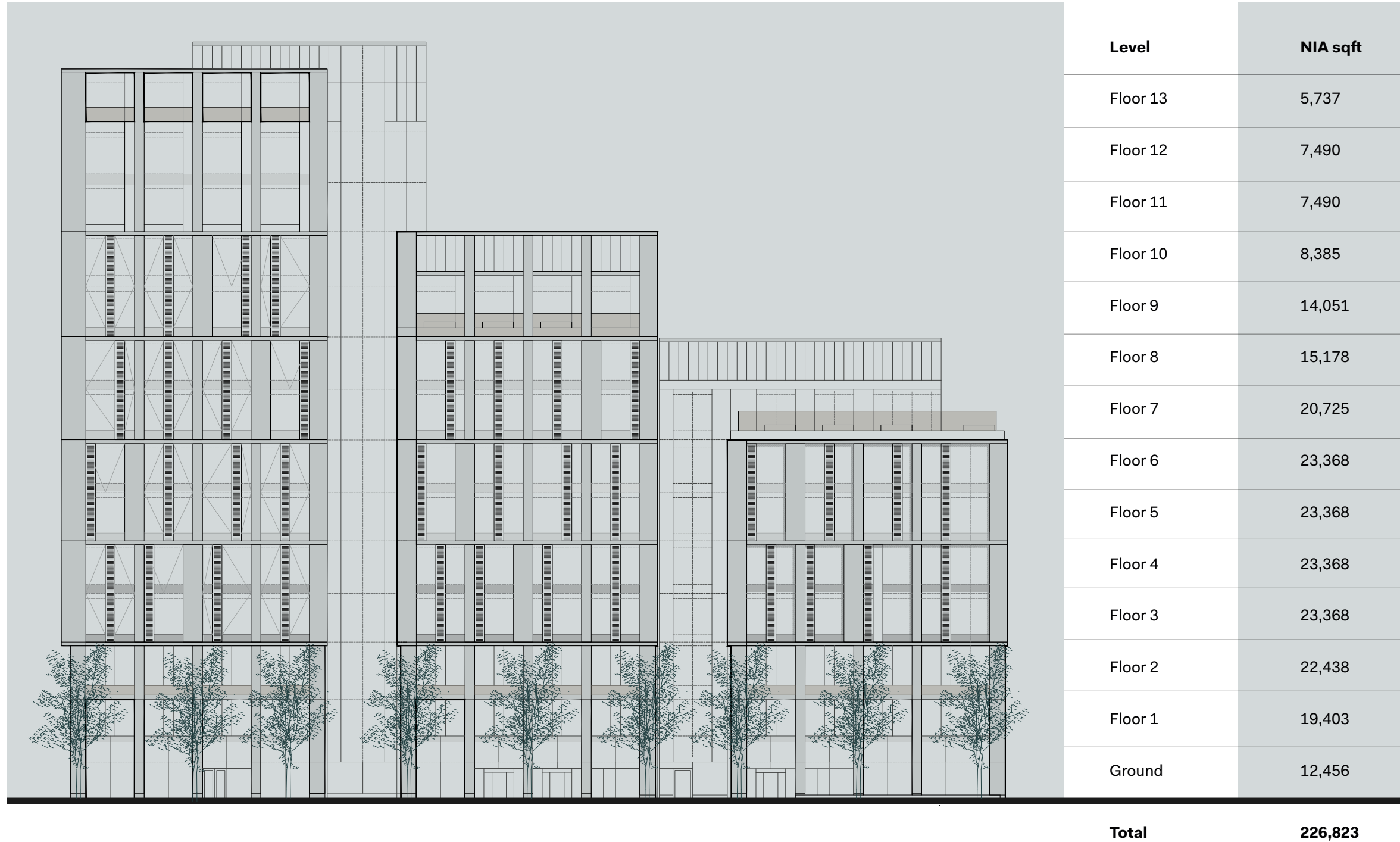


KEY

-  **CYCLE ROUTE**

-  **RAILWAY**

-  **GLIDER STOP**


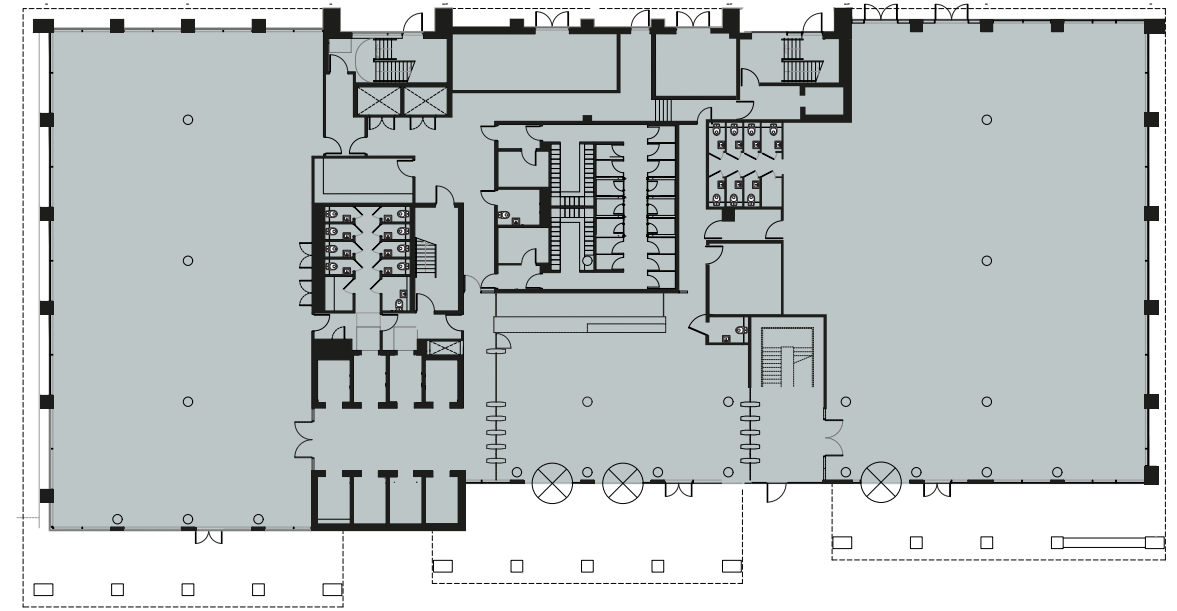
FLEXIBILITY AND SPACE

BUILD OPTION I

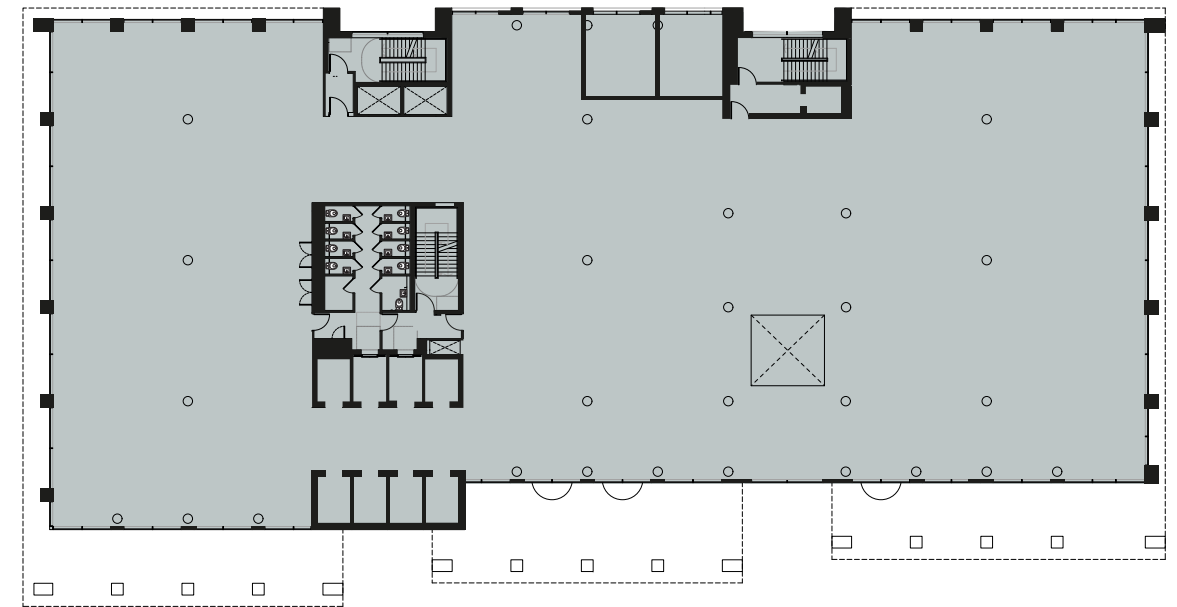


BUILD OPTION ONE

FLOORPLANS

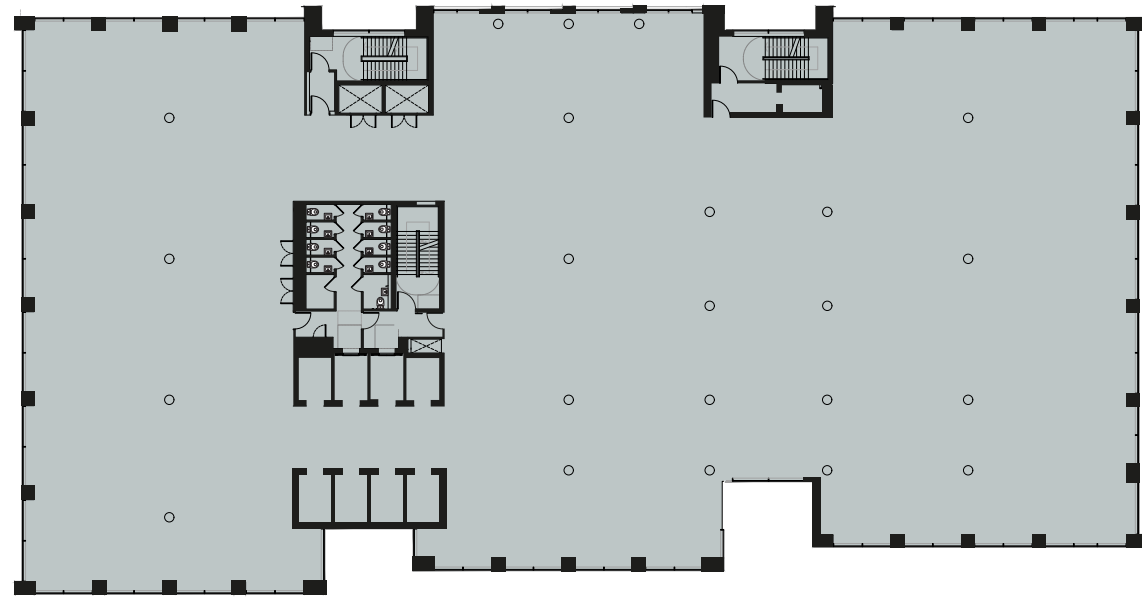


Ground Floor – 12,456 sqft (NIA)

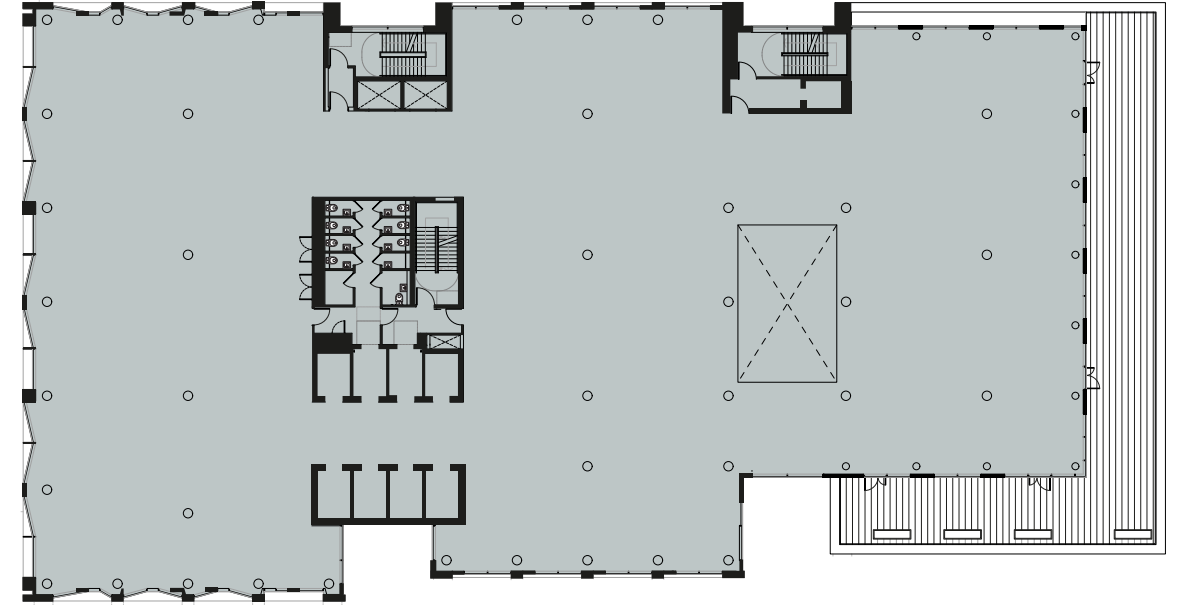


1st Floor – 19,403 sqft (NIA)

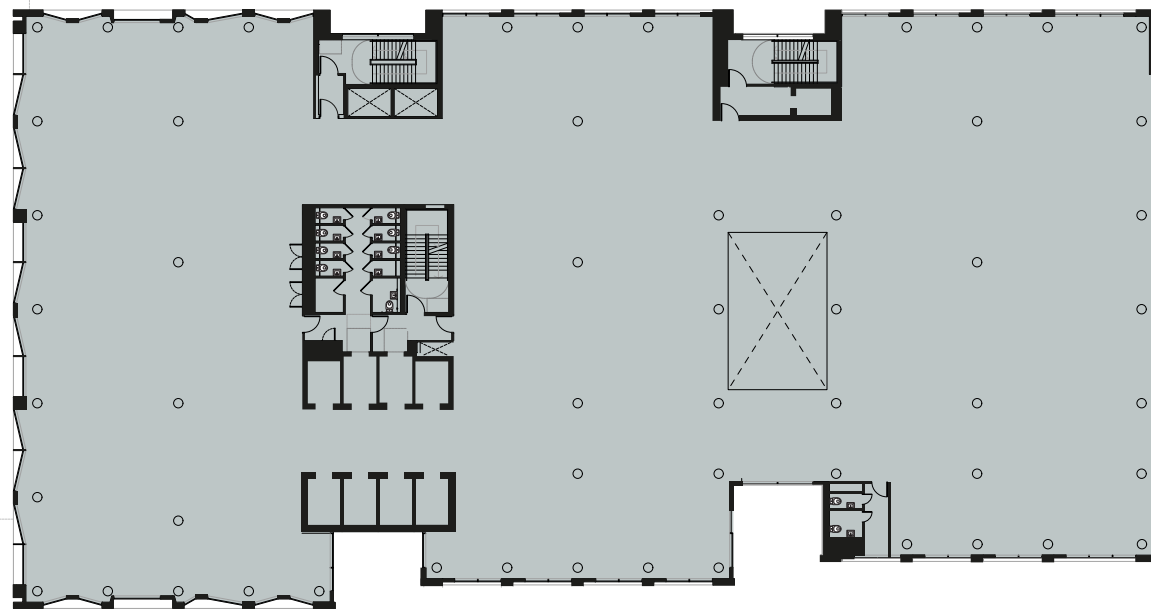
BUILD OPTION 1



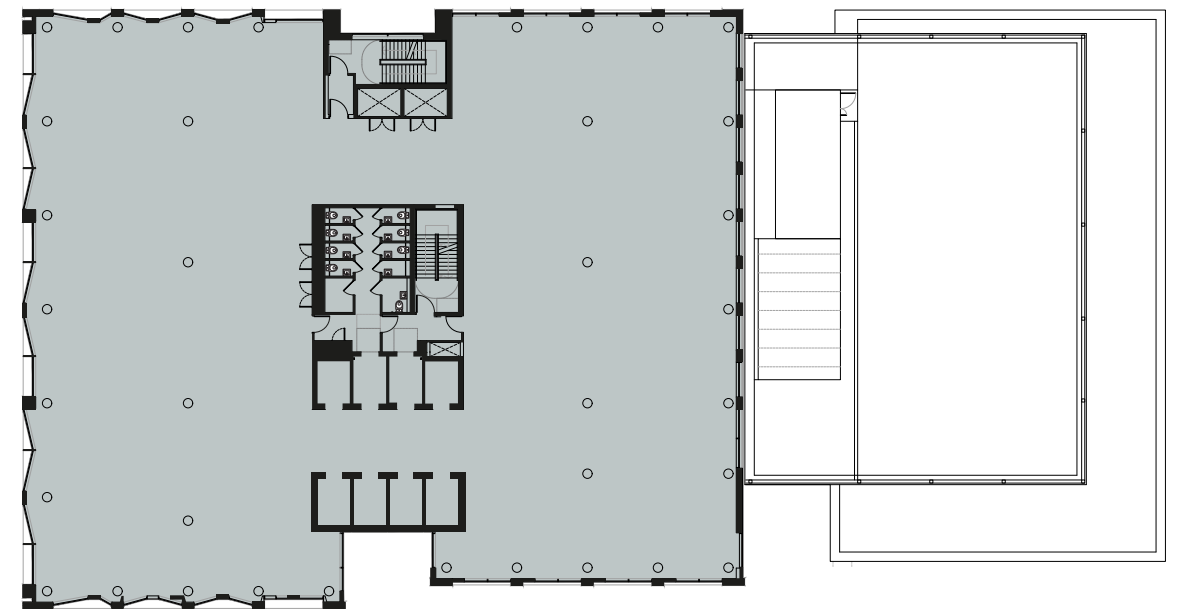
2nd Floor – 22,438 sqft (NIA)



7th Floor – 20,725 sqft (NIA)

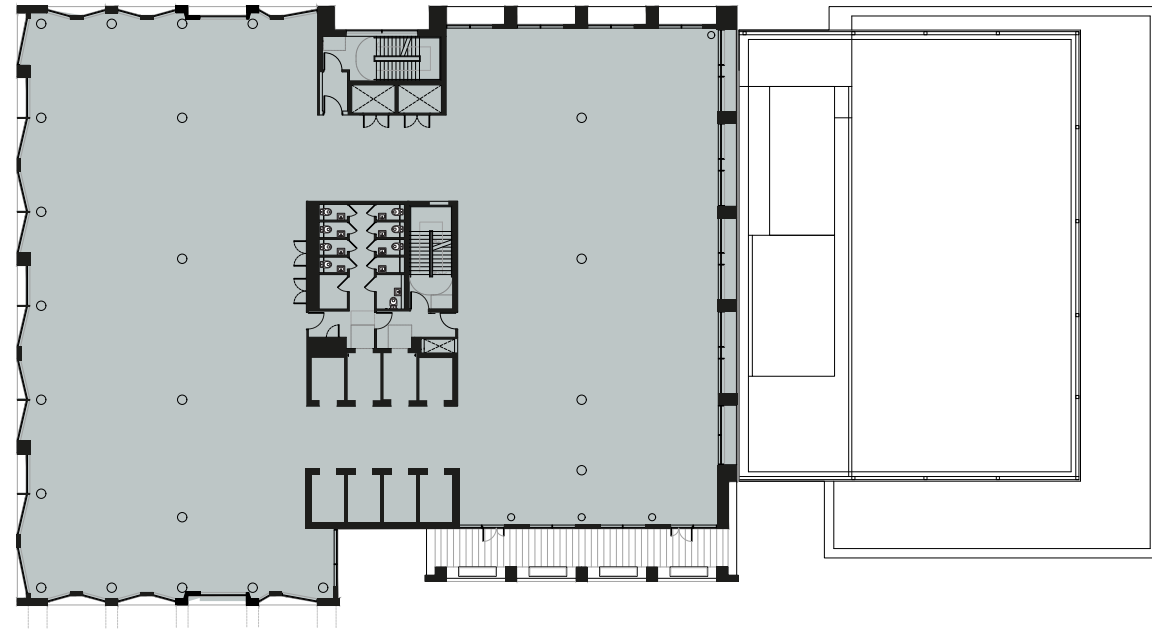


3rd-6th Floors – 23,368 sqft (NIA)

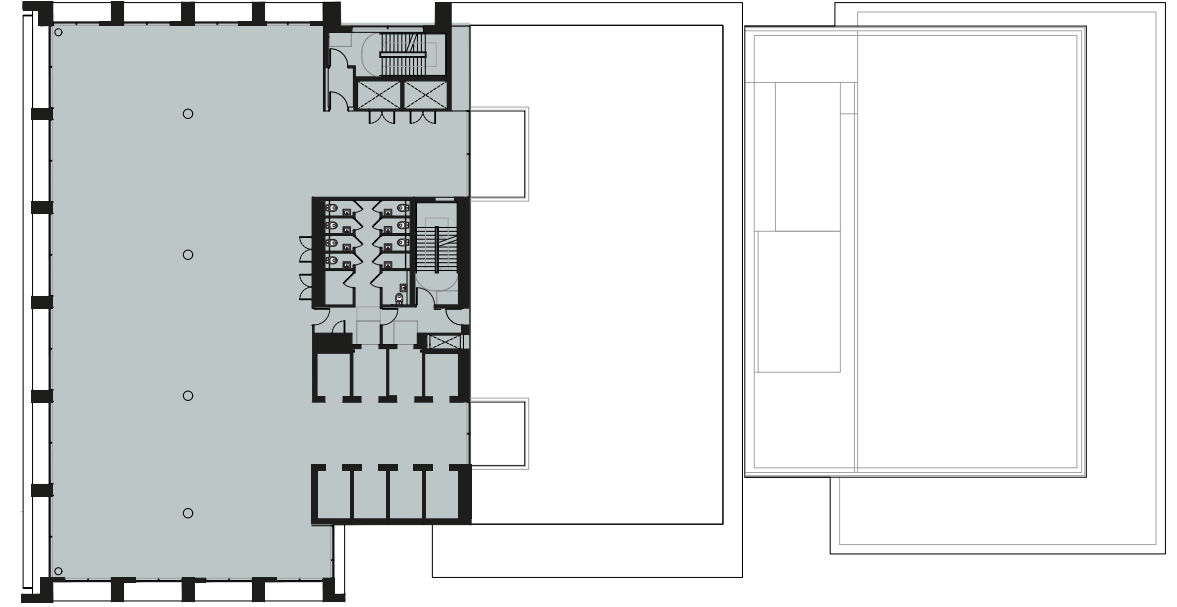


8th Floor – 15,178 sqft (NIA)

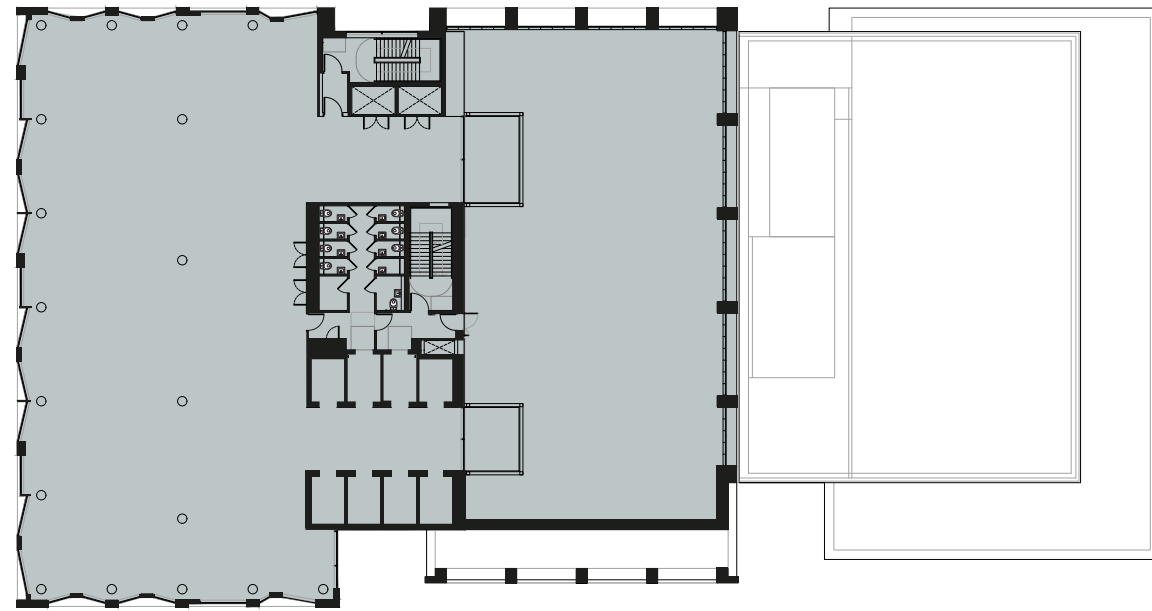
BUILD OPTION I



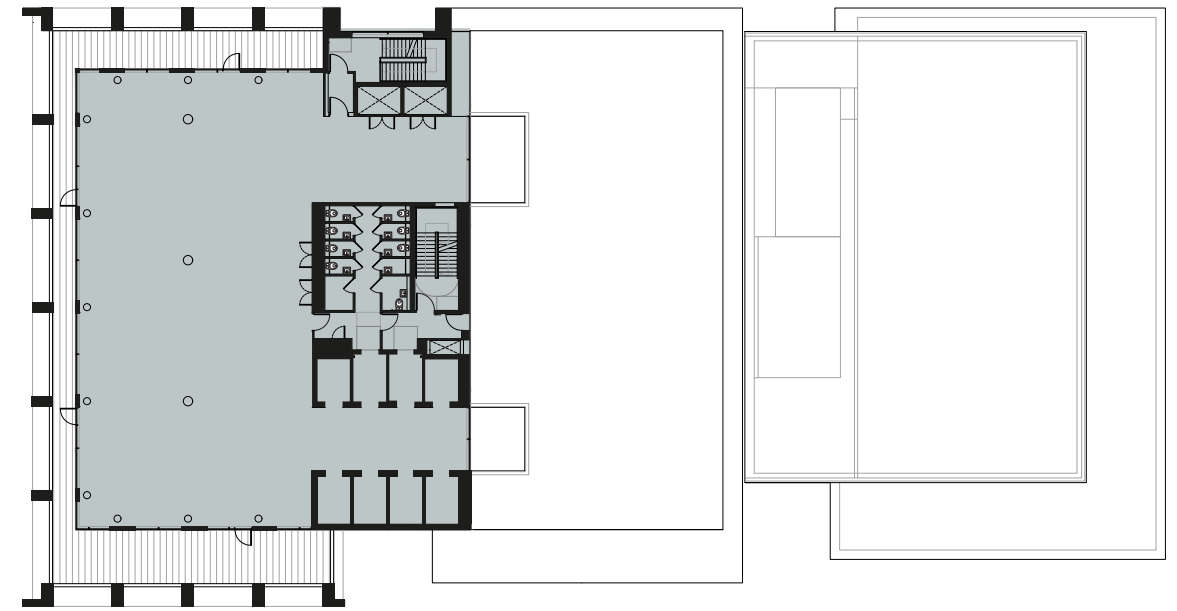
9th Floor - 14,051 sqft (NIA)



11th - 12th Floors - 7,490 sqft (NIA)



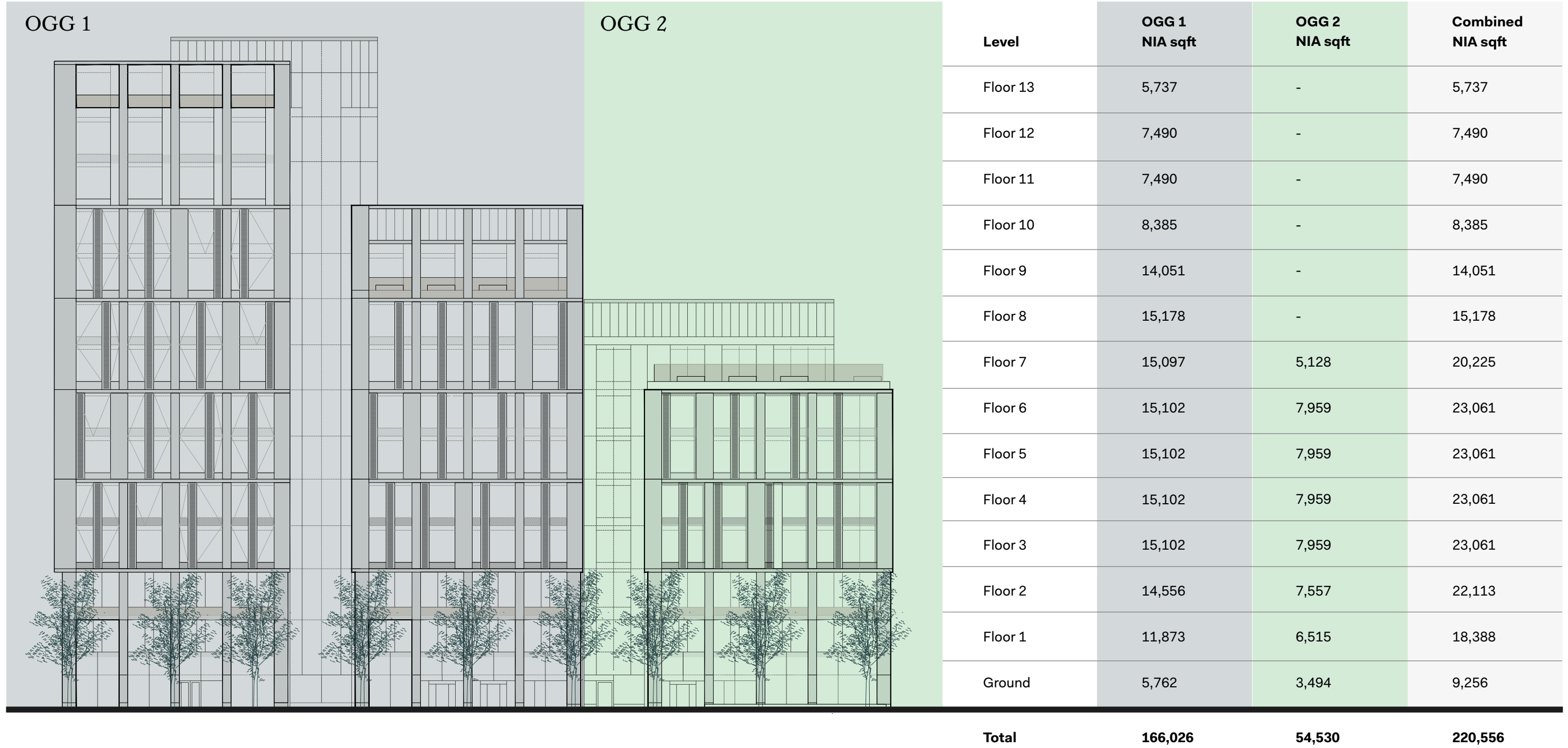
10th Floor - 8,385 sqft (NIA)



13th Floor - 5,737 sqft (NIA)

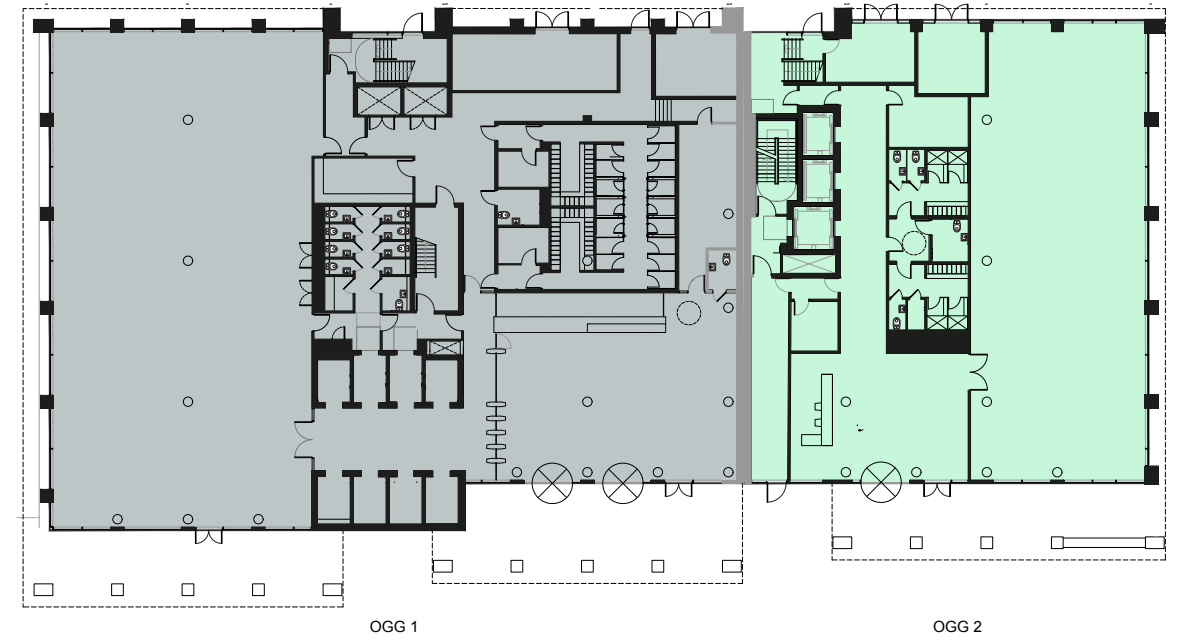
BUILD OPTION 2

OGG 1 AND OGG 2

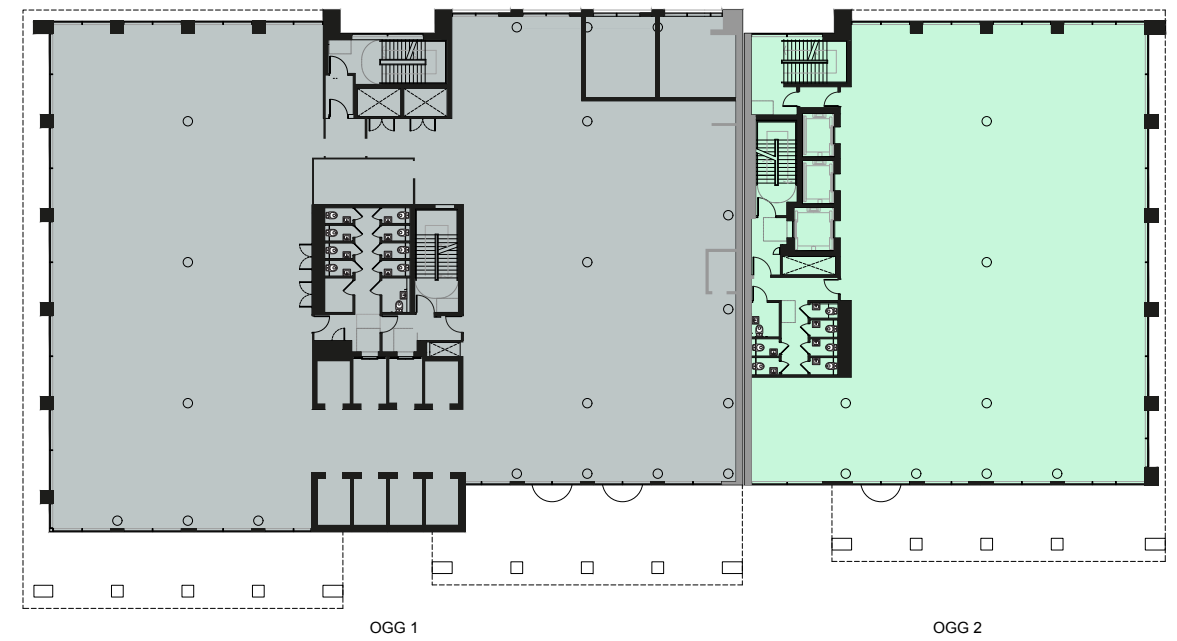


BUILD OPTION TWO

FLOORPLANS



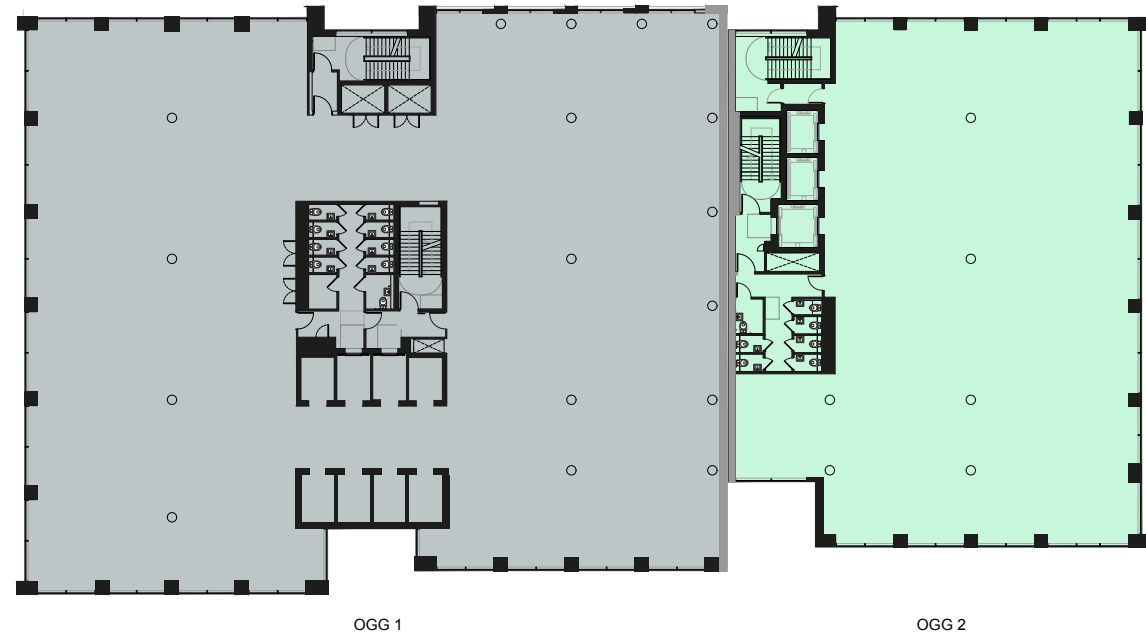
Ground Floor – (OGG 1) 5,762 sqft (NIA) | (OGG 2) 3,494 sqft (NIA)



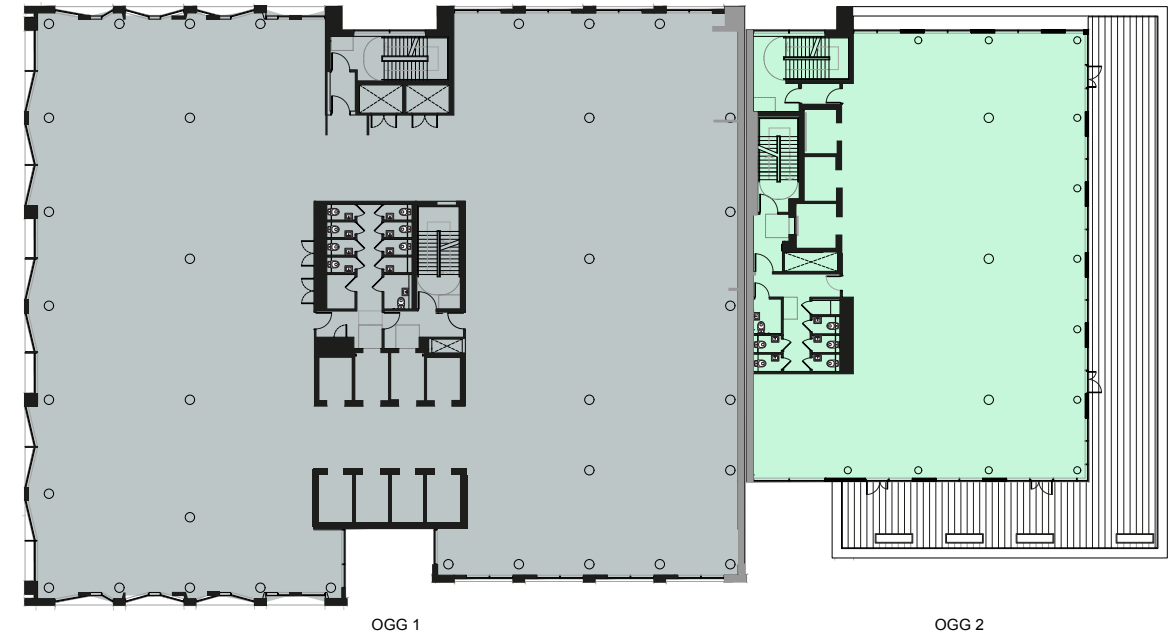
1st Floor – (OGG 1) 11,873 sqft (NIA) | (OGG 2) 6,515 sqft (NIA)

BUILD OPTION 2

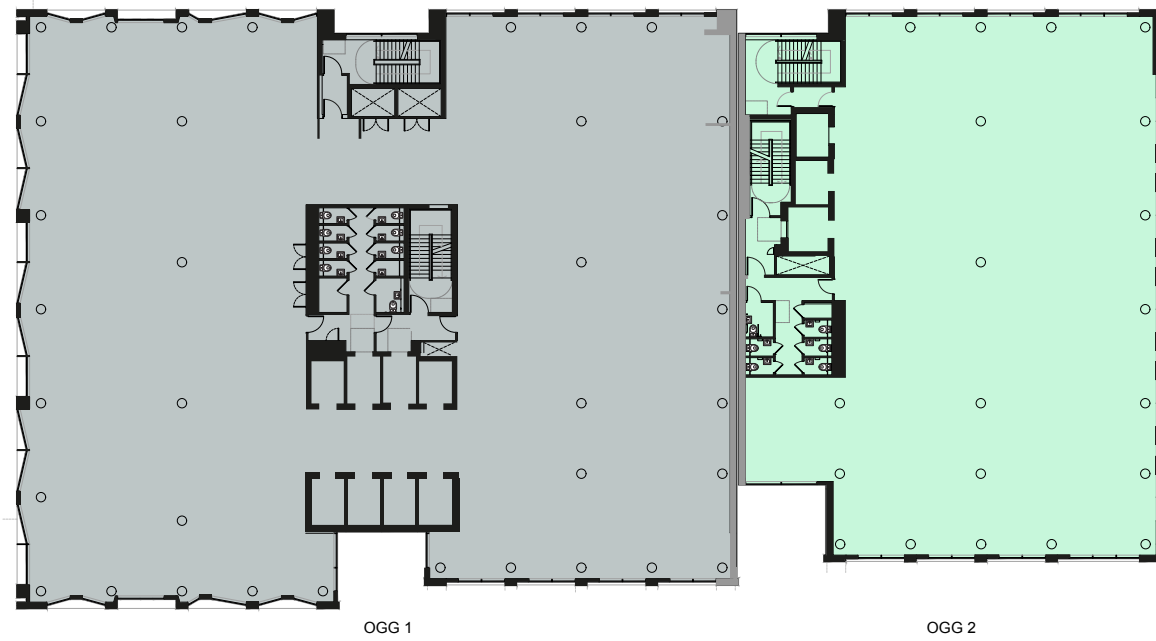
OGG 1 AND OGG 2



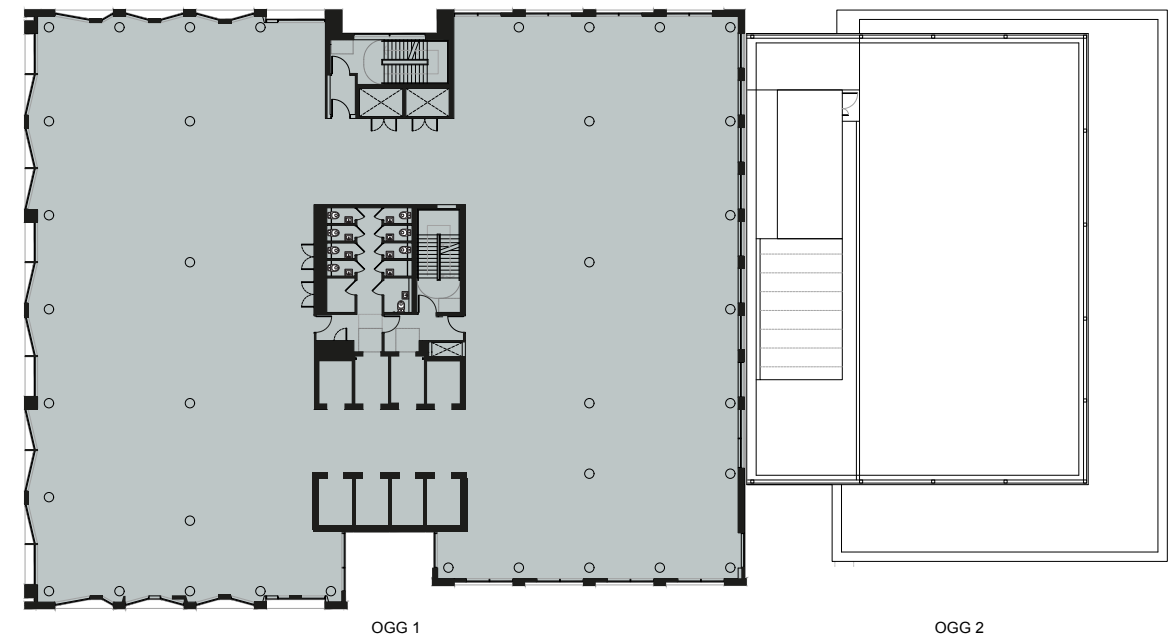
2nd Floor – **(OGG 1)** 14,556 sqft (NIA) | **(OGG 2)** 7,557 sqft (NIA)



7th Floor – **(OGG 1)** 15,097 sqft (NIA) | **(OGG 2)** 5,128 sqft (NIA)



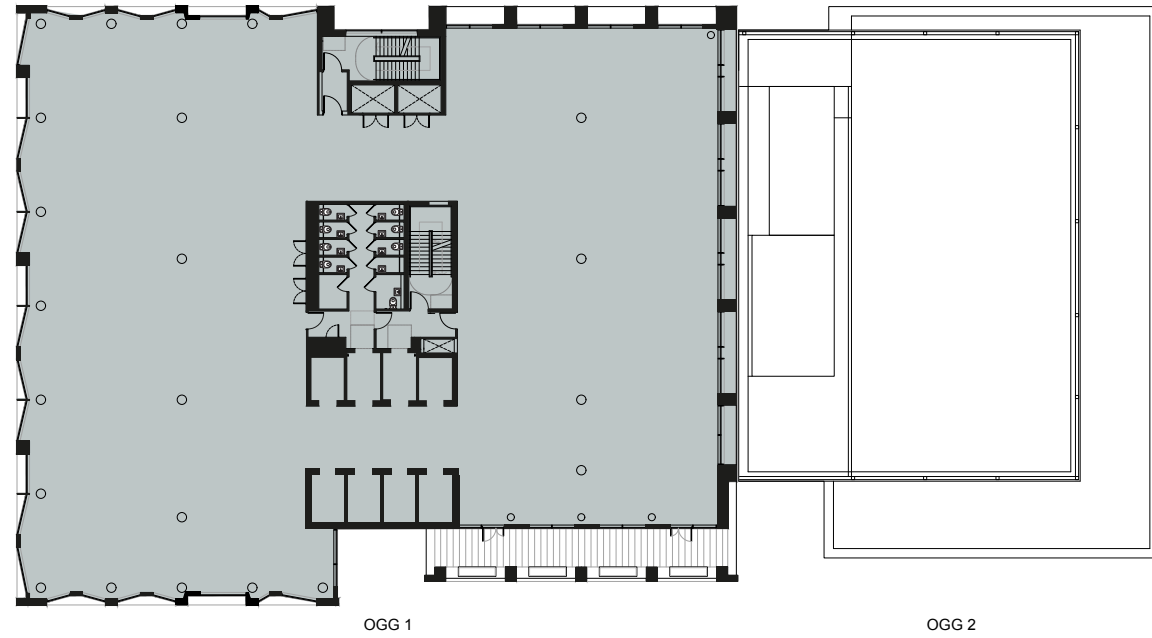
3rd-6th Floors – **(OGG 1)** 15,102 sqft (NIA) | **(OGG 2)** 7,959 sqft (NIA)



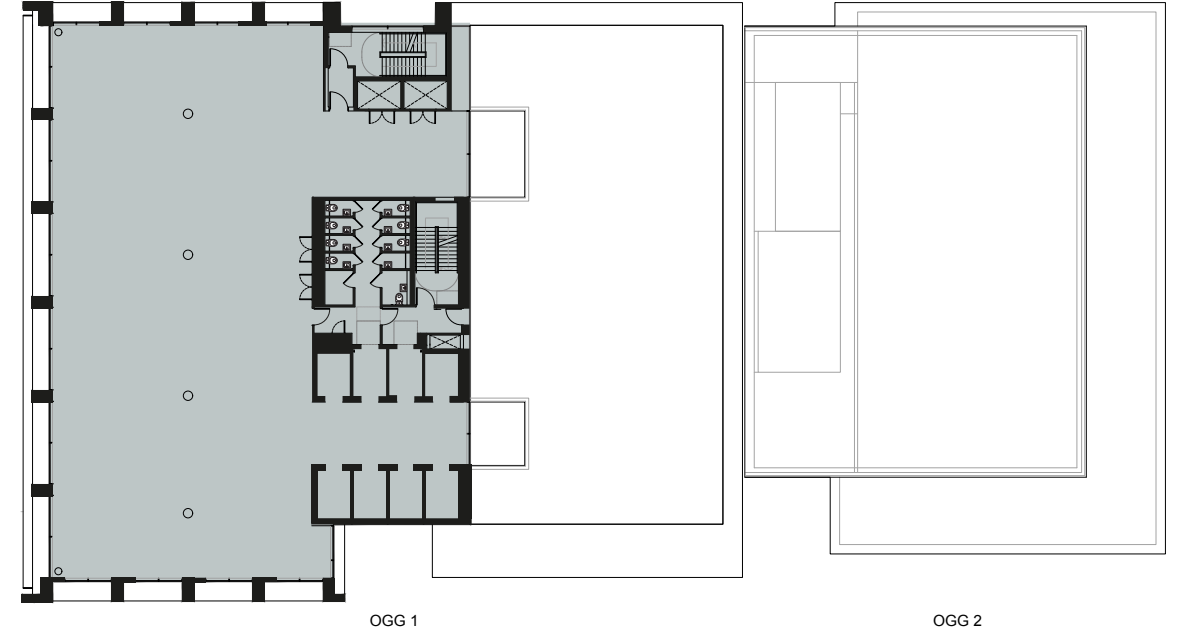
8th Floor – **(OGG 1)** 15,178 sqft (NIA)

BUILD OPTION 2

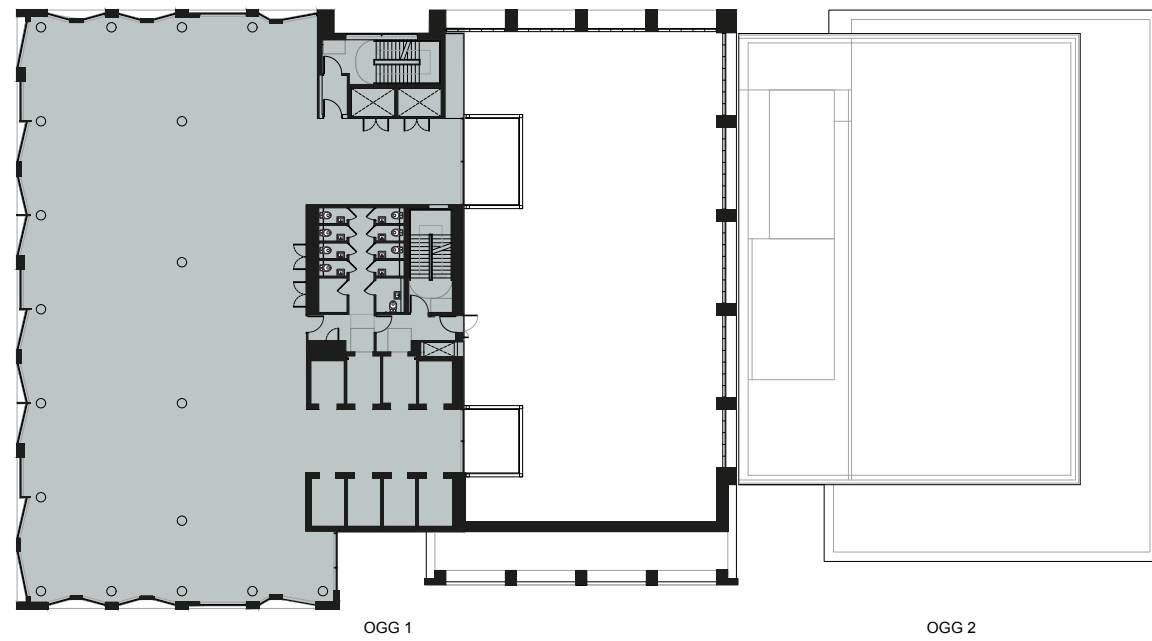
OGG 1 AND OGG 2



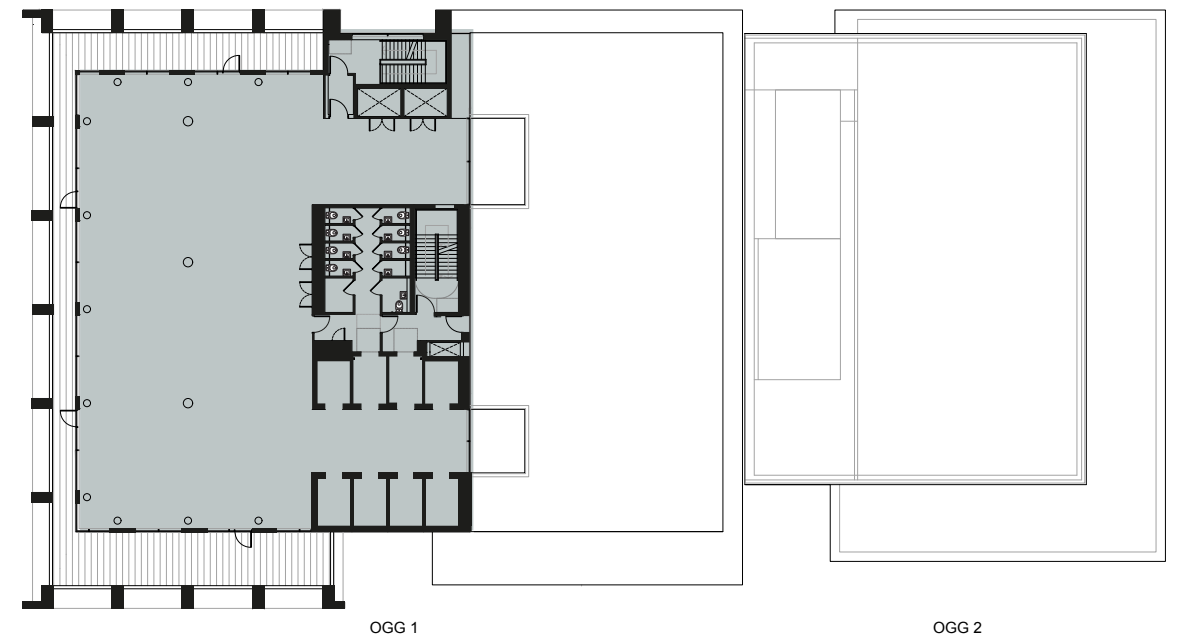
9th Floor – (OGG 1) 14,051 sqft (NIA)



11th - 12th Floors – (OGG 1) 7,490 sqft (NIA)



10th Floor – (OGG 1) 8,385 sqft (NIA)



13th Floor – (OGG 1) 5,737 sqft (NIA)

THE ONE FOR SUSTAINABILITY

Sustainability is about being environmentally responsible but also about future proofing a building.



One Grosvenor Gate has an embedded passive energy and sustainable ethos. In practice this means a clear objective to achieve a BREEAM excellent rating.

With tall ceilings, a well insulated facade and exposed mass, mechanical air conditioning will be reduced to a minimum. Thermal mass will absorb heat generated from computers, lighting and people.

A responsive facade will optimise the performance of the building's envelope. Connected floorplates bring natural daylight into the heart of the building. There will also be storage for 260 cycles and shower facilities to make it easier for people to achieve a fully green commute to work.

SPECIFICATIONS

GRADE A OFFICE SPACE

One Grosvenor Gate is highly flexible Grade A office accommodation designed to a BREEAM Excellent Rating, EPC 'A' Rating, Building Regulations Part L requirements and in accordance with British Council Offices Design Standard 2019.

Flexible floorplates ranging up to c.23,368sqft. (for build option 1).
c.15,102sqft. (for build option 2).

Occupancy level of one person per 8m² of Net Internal Area.

Exceptional floorplate efficiency.

Min. 3.9m floor-to-floor height (5.0m on Ground Floor).

2.8m clear floor-to-ceiling height in office areas.

EXTERNAL ARCHITECTURE

PPC aluminium framed curtain walling system and large format aluminium cladding panels.

Natural limestone plinth around building in accordance with high quality landscape finishes.

Glazed roof light and feature glazed central atrium (single building option).

Glazed balustrades to terraces with aggregate paving and feature lighting.

Feature perforated aluminium cladding panels to overruns to rooftop plant screen areas.

STRUCTURAL DESIGN

Structural floor plate designed in accordance with EN 1993; for imposed loads of 2.5kN/m² (plus 5% of each floor at 7.5kN/m²) and superimposed dead loads of 0.85kN/m² (Ceiling, Raised Access Floor & Services).

Imposed load deflections of the slab floor plate shall be in accordance with IS EN 1992 and the tolerances of the facade system.

OFFICE SPACE

Raised Access Floors. 150mm (incl tile) to standard office floors and 300mm (incl tile) to office floors which include external terraces.

Suspended metal ceilings throughout with a suspended plasterboard ceiling to the floor plate perimeter. Suspended ceilings include recessed LED modular and downlighting luminaires controlled by intelligent DALI dimming lighting management system.

Plaster and paint to internal office walls.

M&E on floor distribution to all office areas, comfort cooling, heat, energy efficient lighting, small power (excluding under floor power distribution), ventilation, fire detection and alarm, and BMS communication.

ENTRANCE LOBBY

Extra-height revolving entrance doors with associated pass doors as plans.

Porcelain tile floor with non-slip finish.

Plasterboard ceiling on m/f suspension system with fully recessed lighting fittings.

Bespoke reception desk including terminals desk and workstations with built-in security system, building management system and monitors.

WC AND CHANGING ROOM FACILITIES

Extra-height revolving entrance doors with associated pass doors as plans.

Porcelain tile floor with non-slip finish.

Plasterboard ceiling on m/f suspension system with fully recessed lighting fittings.

Bespoke reception desk including terminals desk and workstations with built-in security system, building management system and monitors.

LIFT LOBBIES

Porcelain tile floor with non-slip finish.

Feature aluminium finishes to lift door reveals and walls.

Plasterboard ceiling on m/f suspension system with fully recessed lighting fittings.

Satin stainless-steel door sets and architraves.

LIFT INSTALLATIONS

Build Option 1

6 x 15-person passenger lifts.
1 x 17-person 1600kg goods through lift to serve all core lobbies.
1 x 17-person firefighting through lift to serve all core lobbies.

Build Option 2 - OGG1

5 x 15-person passenger lifts.
1 x 17-person 1600kg goods through lift to serve all core lobbies.
1 x 17-person firefighting through lift to serve all core lobbies.

Build Option 2 - OGG2

2 x 13-person passenger lifts.
1 x 15-person firefighting through lift to serve all core lobbies.

FACILITIES & PARKING

(total building provision)

21 no. total car parking spaces.

10 no. total motorcycle parking spaces.

6 no. charging points for electric vehicles.

260 no. secure cycle bays in dedicated feature structures integrated within landscape.

Quality shower and changing facilities with secure locker storage.

External lighting and emergency lighting to all areas consistent with safety and security requirements.

Speaker boxes at building entrances wired back to the security desk in main entrance hall.

MECHANICAL SERVICES

Air-conditioning and ventilation systems designed for an occupation density of 1person/ 8m².

The building can accommodate a natural ventilation strategy with integrated louvres to the office facades. Where open plan office areas are served by mechanical means, VRF fan coil units mounted in the ceiling void of the floor plate will provide heating and cooling under central control. Each unit will typically serve an area to comply with BCO design recommendations.

The open plan office areas are provided with conditioned supply and extract fresh air via central air handling units located on the roof with supply/extract ductwork extending to floor plates via four vertical riser shafts travelling the full height of the building. The landlord building core areas are provided with conditioned supply and extract fresh air via central air handling unit located on the roof. Heating plant will consist of electric radiators in accordance with net zero carbon.

A proprietary Building Management Systems (BMS) shall be supplied and installed with a BMS head end workstation and complete web access. The system will allow full control of all MEP equipment and metering of all energy usage. The BMS shall be capable of monitoring energy usage for up to two tenancies per floor.

ELECTRICAL SERVICES

Electrical distribution system designed for an occupation density of 1 person/8m².

Incoming LV supply via internal electrical sub-station.

Internal low voltage electrical mains distribution to each floor level.

A standby Generator shall be provided for the dedicated electrical supply of Fire Fighting and Life Safety Systems.

Landlord's small power installation excluding underfloor distribution.

Office lighting controlled by presence and daylight detection and centrally monitored by Landlords PC controlled system.

External feature entrance lighting and to external balcony areas.

Emergency lighting installation centrally monitored and tested by landlord PC controlled system.

Fully Addressable Fire detection and alarms system.

Landlord external perimeter door monitoring security system.

Landlords Internal and external perimeter CCTV camera surveillance system.

Lightning protection system Installation.

Landlord's telecommunication and data services with two geographically diverse intake positions.

External roof Photovoltaic Solar panel array.

BUILD TO SPEC

One Grosvenor gate can be tailored to the specific requirements of your organisation.

WHY BELFAST



LOCATION

Three airports within 90 minutes of the city centre with direct flights to over **180** destinations in **40** countries on four continents.

Belfast is ranked **3rd globally** for human capital and lifestyle amongst small and mid-sized cities. (*fDi Intelligence, 2018*)

Northern Ireland has a unique position as the only region in the United Kingdom with a land border to the EU.

100 gigabyte per second telecoms link between Northern Ireland, Europe and North America.



EDUCATION AND TALENT

Belfast is home to **two** world-class universities.

Over **5,000** graduate annually with business degrees from Queen's University Belfast and Ulster University.

1st in the UK for entrepreneurial impact. Queen's University Belfast is a member of the Russell Group of 24 leading UK research-intensive universities.

Ulster University is ranked in the world's **top 150** young Universities. Ulster University's Legal Innovation Centre is the first of its kind in the UK.

72% of Northern Ireland University research is world-leading. (*Research Excellence Framework (REF) 2014 assessment*)

43% of Belfast's population are aged 30 or younger.

Highly educated, skilled, English speaking workforce with a strong and loyal work ethic.

"The supply of talent in Northern Ireland, particularly at graduate level, is impressive... it makes this region highly attractive to a global company seeking the best location for growth". James Bardrick, Citi Country Officer



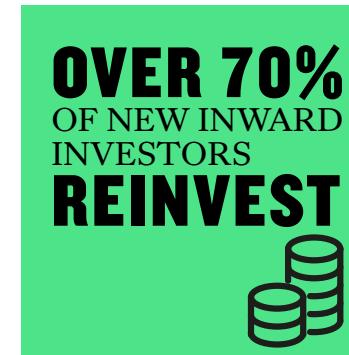
OPERATING COSTS

Operating costs are up to **30%** lower than other locations in the UK and Europe.

Salaries are **lower** in Northern Ireland than the UK average. Typical salaries for a 130 person shared services centre in the region are around: 58% less than New York, 38% less than London and 26% less than Dublin. (*Source: fDi Benchmark January 2020 for shared services centre*)

19% Corporation tax; 2nd lowest in Western Europe.

Shared service centres in Belfast cost almost **60% lower** than New York and London and **31% lower** than Dublin. (*Based on 130 person shared service centre including salary, property and telecoms costs. Source: fDi Benchmark, January 2020.*)



TRACK RECORD

Northern Ireland is the world's **top region** for FS technology inward investment. (*Source: fDi Markets FT 2020*) 2003-2020

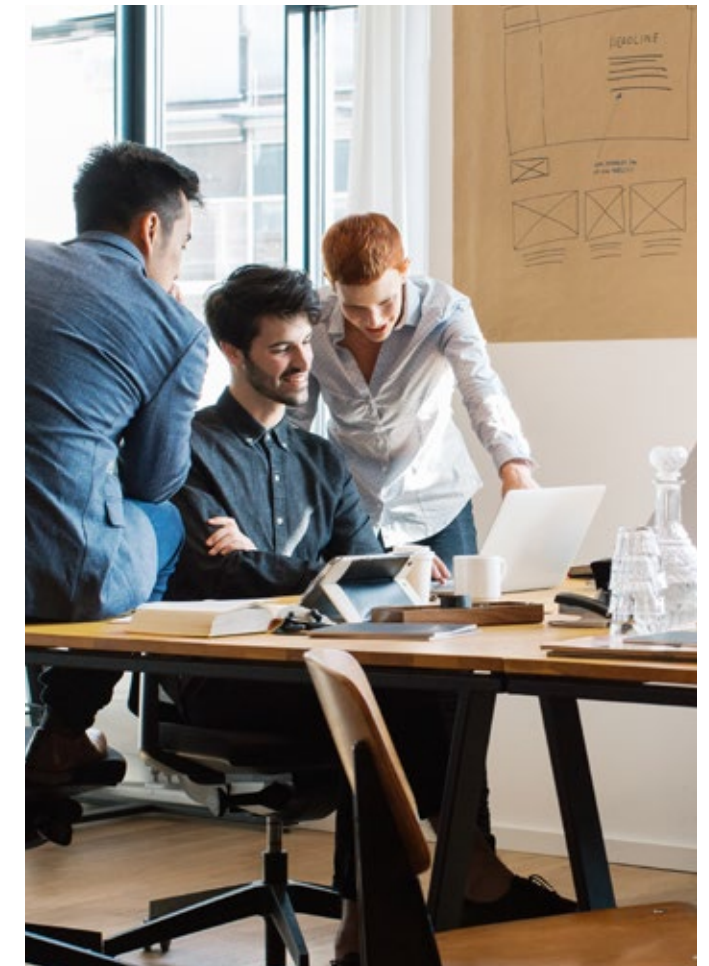
Belfast is Europe's **leading** FDI destination for new software development. (*Source: fDi Markets FT 2020*) 2003 - 2020

Northern Ireland is the **#1** international investment location for US cybersecurity firms. (*fDi Markets FT 2020*) 2014-2020

Over 70% of new inward investors reinvest in Northern Ireland.

#1 for 'Business Friendliness' in mid-sized and small global cities. (*fDi Intelligence, Global Cities of the Future, 2018/19*)

Over 1,100 international investors and a multitude of investors from the rest of the UK have chosen to locate in Northern Ireland.



onegrosvenorgate.com



Stuart Draffin
stuart@portbannis.com



Greg Henry
ghenry@lsh.ie

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