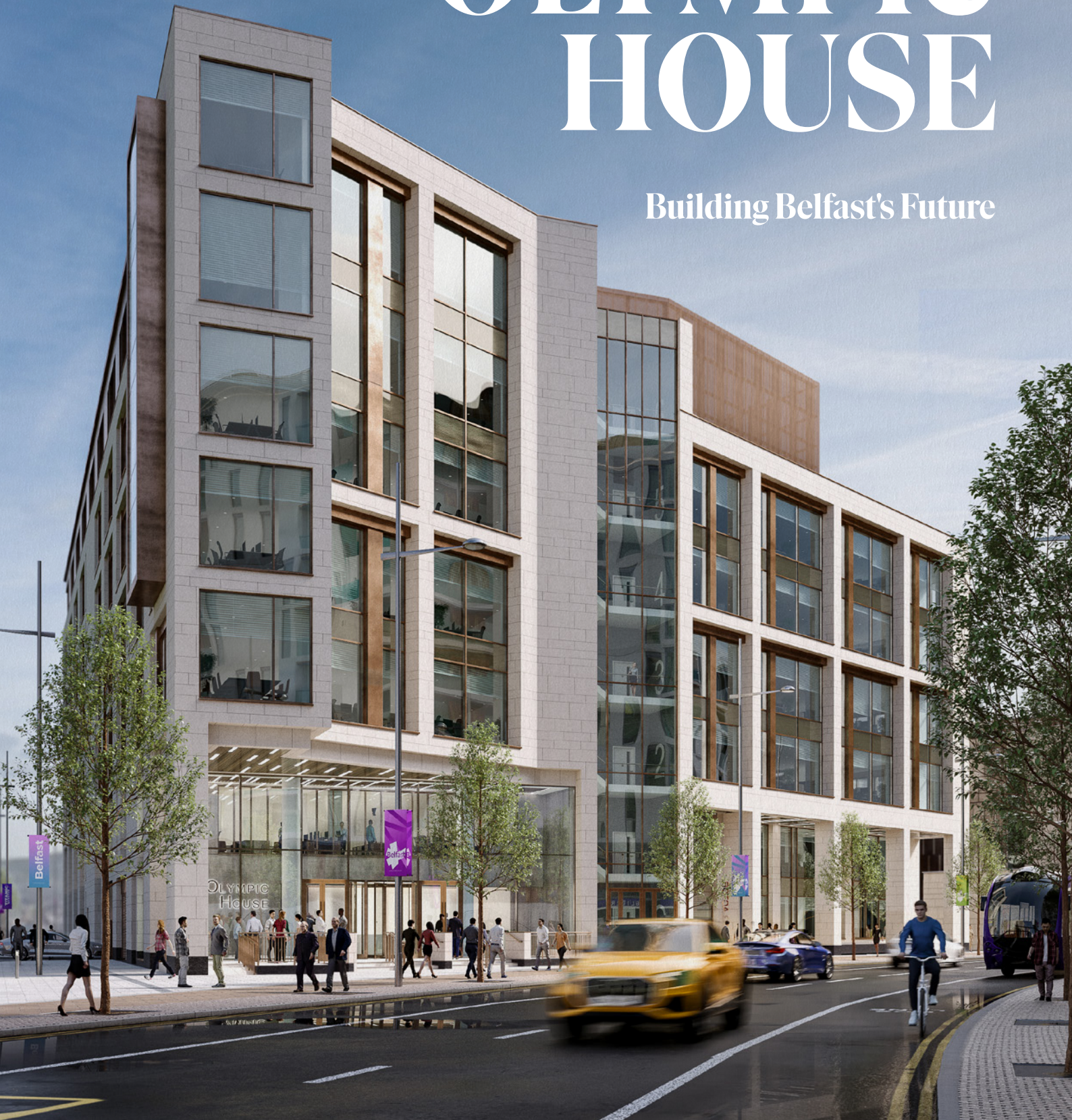


OLYMPIC HOUSE

Building Belfast's Future



In the heart of Titanic Quarter, Belfast
146,746 SQ FT Grade A Office Accommodation

BREAAAM Excellent
Resilient High Capacity Broadband

LOCATION BELFAST

Belfast is a city transformed – the economic and cultural heart of Northern Ireland. With first class universities and world leading financial services, creative industries and technology centres, and a quality of life to rival that of any European city.

Belfast is the capital city of Northern Ireland with a population circa. 650,000.

Belfast has been ranked third overall in FDI magazine’s inaugural Fintech Location of the Future for 2019/20, preceded only by London and Singapore.

Belfast’s Foreign Direct investment (FDI) strategy is second only to Hong Kong, according to the Financial Times FDI Magazine Editor’s Choice Awards (12.03.2019).

“ The supply of talent in Northern Ireland, particularly at graduate level, is impressive and, coupled with the support from Invest NI and Dept. of Employment & Learning, it makes this region highly attractive to a global company like Citi seeking the best location for growth. ”

James Bardrick, Citi Country Officer UK





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



World's top destination for financial technology investment projects.



NI 1.8m population – one of the youngest and fastest growing in Europe.



Belfast is one of the FT fDi Intelligence's Top 10 Digital Economies of the Future.



Lowest cost of living for UK city in Mercer Survey 2019.



Operating costs lower than the rest of the UK.



World's most business-friendly city of its size.



100 miles north of Dublin/70 miles south east of Derry/Londonderry.



Direct connection to the M1 motorway which provides access to the south and west, and the M2 motorway which provides access to the north.



Two city railway stations – train journey to Dublin is less than two hours.



Belfast has two airports providing access to all major UK cities and many international cities. Dublin airport, with its access to worldwide destinations, is less than two hours away.



Travel time from suburbs to Belfast City Centre is 20 minutes.

LOCATION

TITANIC QUARTER

In just over a decade much has been achieved – Titanic Quarter has gone from a master plan to reality as a thriving and bustling destination.

Over £480 million has already been invested. Some 20,000 people live, work, visit and stay in Titanic Quarter daily, which is now attracting over 1 million visitors every year. It is home to major TV and film productions, cutting edge R&D, the world's largest Titanic visitor attraction and one of Belfast's most desirable residential waterfront developments.

titanicquarter.com





20,000 people live, work, visit and stay in Titanic Quarter daily.



Over 1 million people visit Titanic Quarter each year.



Titanic Studios, where Emmy-Award winning Game of Thrones was filmed.



£480 million of investment completed to date.



1.5 million sq ft completed for mix of office, leisure & residential. 3 million sq ft with planning approval.



Europe's fastest direct fibre-optic links to North America.



Titanic Belfast - has now welcomed 6 million visitors from over 145 countries since opening in 2012 and was named 'Worlds Leading Tourist Attraction' in 2016.



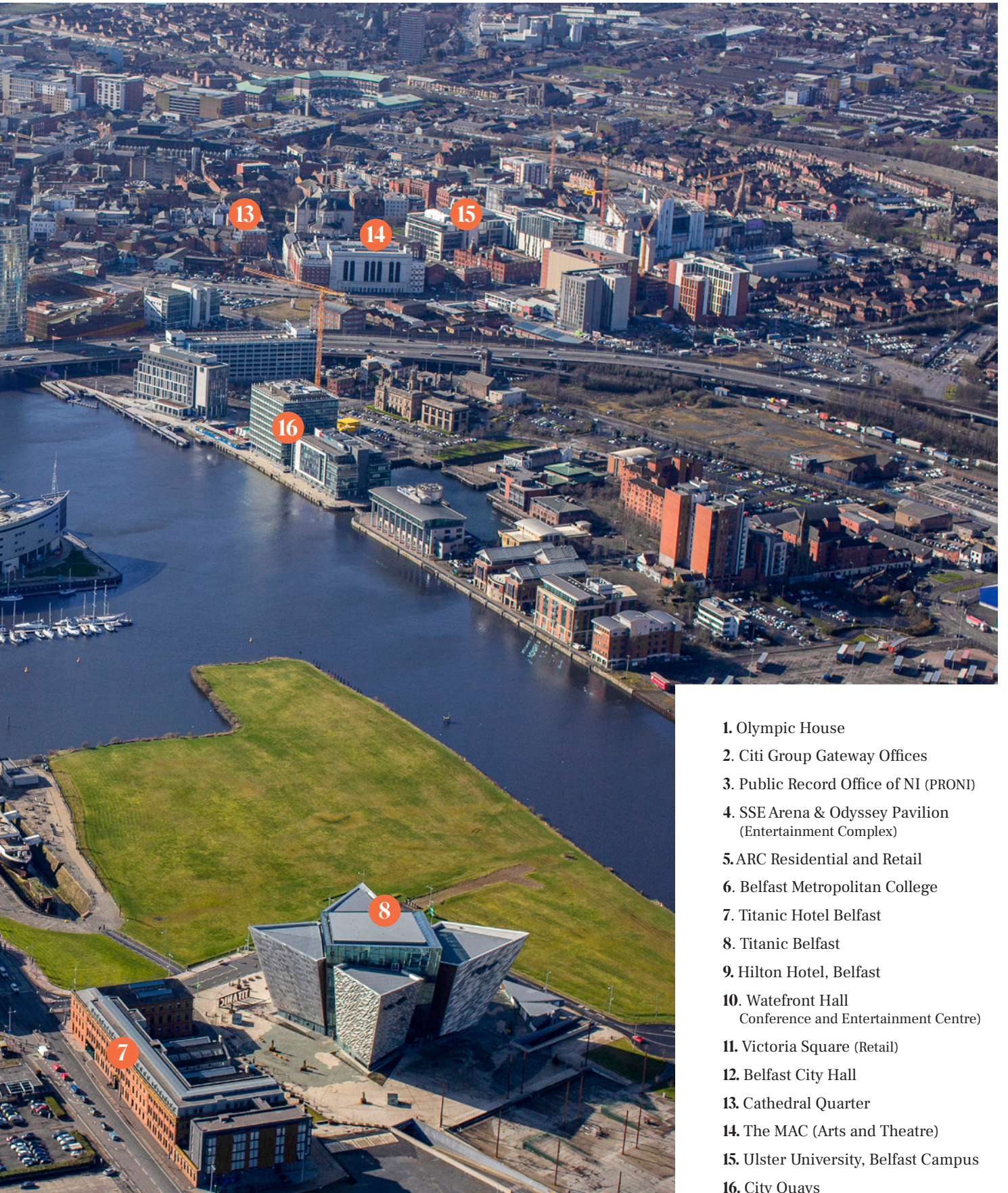
Entertainment facilities include SSE Arena, Odyssey Pavilion and Vertigo Indoor Skydiving, Inflatapark and Ninja Warrior Course.



Over 100 national and international organisations including Citi, Microsoft, IBM, SAP, HBO, Belfast Metropolitan College, Ulster University and Queen's University Belfast are already established in Titanic Quarter.

LOCATION TITANIC QUARTER





1. Olympic House
2. Citi Group Gateway Offices
3. Public Record Office of NI (PRONI)
4. SSE Arena & Odyssey Pavilion
(Entertainment Complex)
5. ARC Residential and Retail
6. Belfast Metropolitan College
7. Titanic Hotel Belfast
8. Titanic Belfast
9. Hilton Hotel, Belfast
10. Waterfront Hall
Conference and Entertainment Centre)
11. Victoria Square (Retail)
12. Belfast City Hall
13. Cathedral Quarter
14. The MAC (Arts and Theatre)
15. Ulster University, Belfast Campus
16. City Quays

CONNECTIVITY

TQ FIBRE +

TRANSPORT

Named by Massachusetts Institute of Technology (MIT) as a '21st Century City', Titanic Quarter has developed one of the UK and Europe's most advanced, secure and connected telecoms hubs.

Titanic Quarter is one of Europe's first to deliver an Open Access Carrier Neutral Network with fibre directed to every occupant. The Network is future proofed, it is supplied by multiple (two) exchanges which creates a resilient geographically separated ring which enhances service concurrency and encourages service innovation for the benefit of users.

Titanic Quarter enjoys access to 'Project Kelvin'; Europe's fastest direct fibre optic link to North America

- New submarine infrastructure
- Improved links to Europe
- 1.86 Terabytes of capacity available
- 40 Gigabytes per second on submarine element

"Belfast has the best fibre coverage among major UK cities with 97% superfast broadband coverage."

- UK Department of Culture Media and Sport

Further Information

titanicquarter.com

OLYMPIC HOUSE CENTRALLY LOCATED



FLY

George Best Belfast City Airport is within 5 minutes drive. Belfast International Airport is within 30 mins.



PUBLIC TRANSPORT

Serviced by Belfast's rapid transit system, the Glider. Ready access to provincial bus services. Dedicated Titanic Quarter train halt situated 2 minutes walk from Olympic House.



BOAT

Multiple sailings to Scotland, England, and Isle of Man from Belfast Harbour.



CYCLE

4 Belfast Bikes docking stations within Titanic Quarter and Belfast Harbour giving easy access to Belfast City Centre. Part of UK National Cycle Network.



CAR

Direct access to main trunk roads & motorway network.



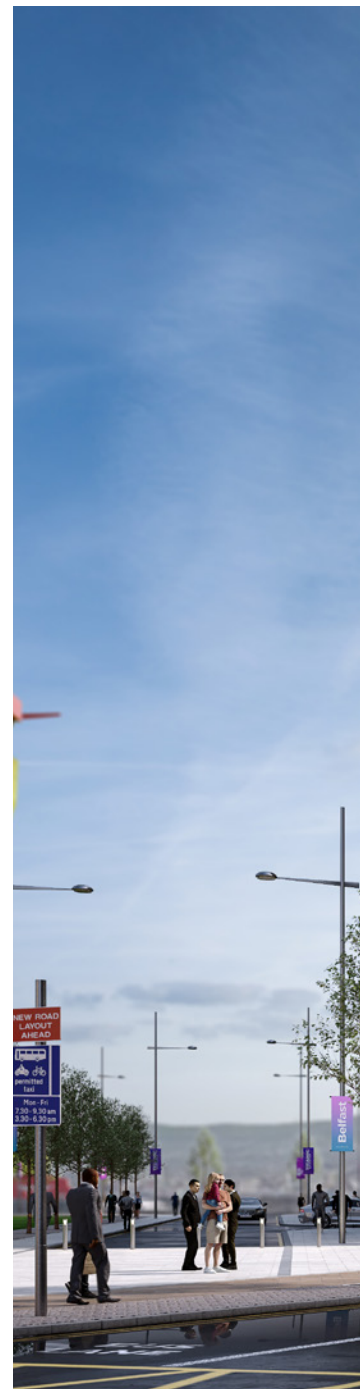
FOOT

15 minute walk to Belfast City Hall.

SPACE OLYMPIC HOUSE

Situated in the heart of Titanic Quarter, Olympic House Belfast will offer Grade A office accommodation fit for 21st Century occupiers.

The building will have a prominent position on the Queens Road beside the award-winning Public Record Office of Northern Ireland (PRONI) building and Belfast Metropolitan College.





Designed by award-winning Todd Architects, Olympic House consists of two elegantly linked office blocks of six and seven storeys with the ability for dual frontages/entrances to Queens Road and Titanic Boulevard.

Materials include white limestone offset by generous amounts of floor to ceiling glazing while the entrances highlighted using bronze cladding.

Olympic House will deliver a quality, efficient and sustainable working environment.

Further Information

olympichousebelfast.com

SPACE SCHEDULE OF AREAS + FLOORPLANS

Floor Level (SQM)

	Block A	Block B	Atrium	Total
Ground	821	755	350	1,926
1st Floor	1,129	691	—	1,820
2nd Floor	1,337	801	—	2,138
3rd Floor	1,340	801	—	2,141
4th Floor	1,340	801	—	2,141
5th Floor	1,340	801	—	2,141
6th Floor	1,327	—	—	1,327
Total	8,634	4,650	350	13,634

Floor Level (SQFT)

	Block A	Block B	Atrium	Total
Ground	8,837	8,126	3,767	20,730
1st Floor	12,152	7,437	—	19,589
2nd Floor	14,391	8,621	—	23,012
3rd Floor	14,423	8,621	—	23,044
4th Floor	14,423	8,621	—	23,044
5th Floor	14,423	8,621	—	23,044
6th Floor	14,283	—	—	14,283
Total	92,932	50,047	3,767	146,746

FLOORPLANS GROUND FLOOR

Block A

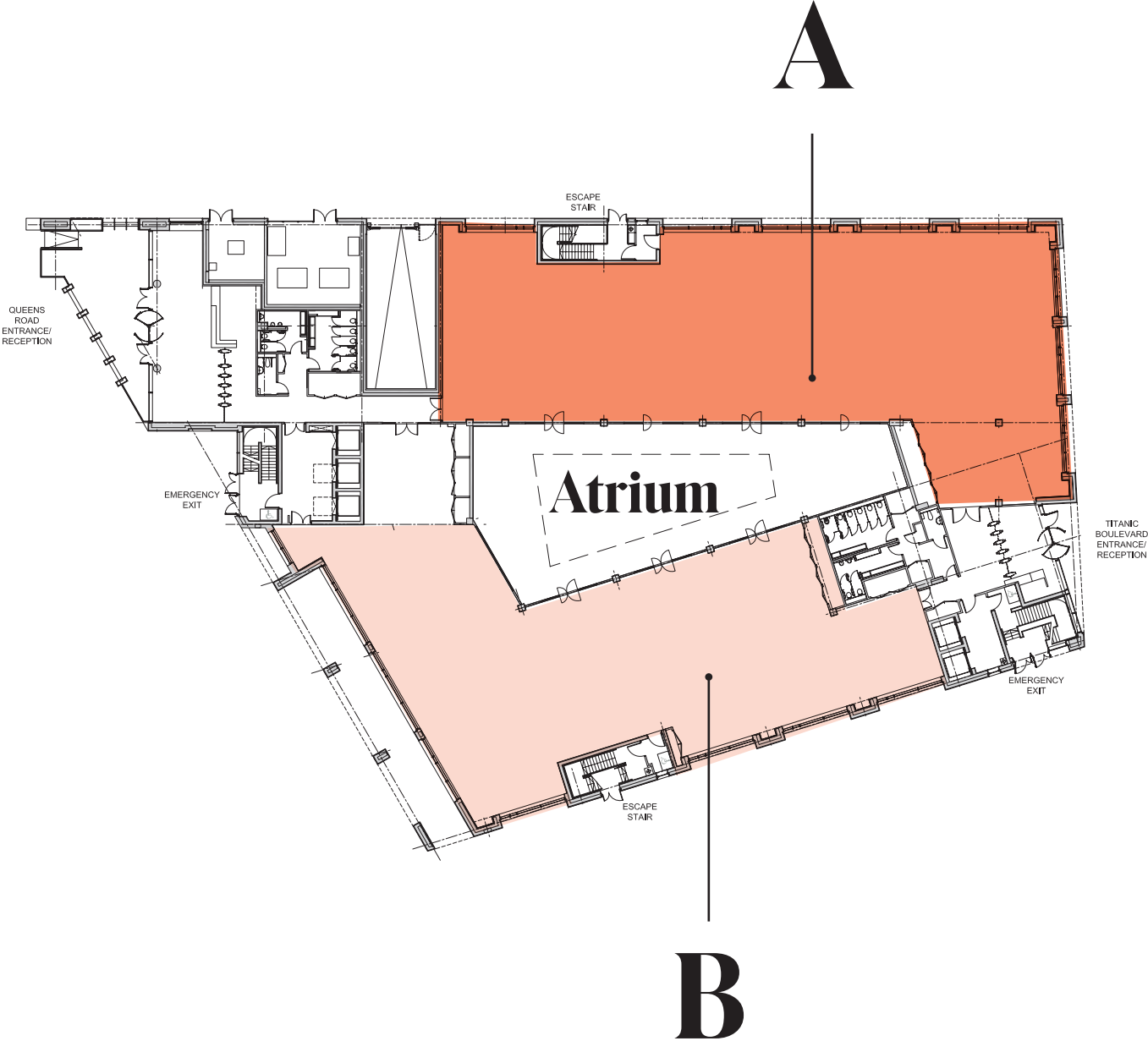
Net Sq M – 821
Net Sq Ft – 8,837

Block B

Net Sq M – 755
Net Sq Ft – 8,126

Atrium

Net Sq M – 350
Net Sq Ft – 3,767



Total

Net Sq M – 1,926 | Net Sq Ft – 20,730

FLOORPLANS TYPICAL UPPER FLOOR

Block A

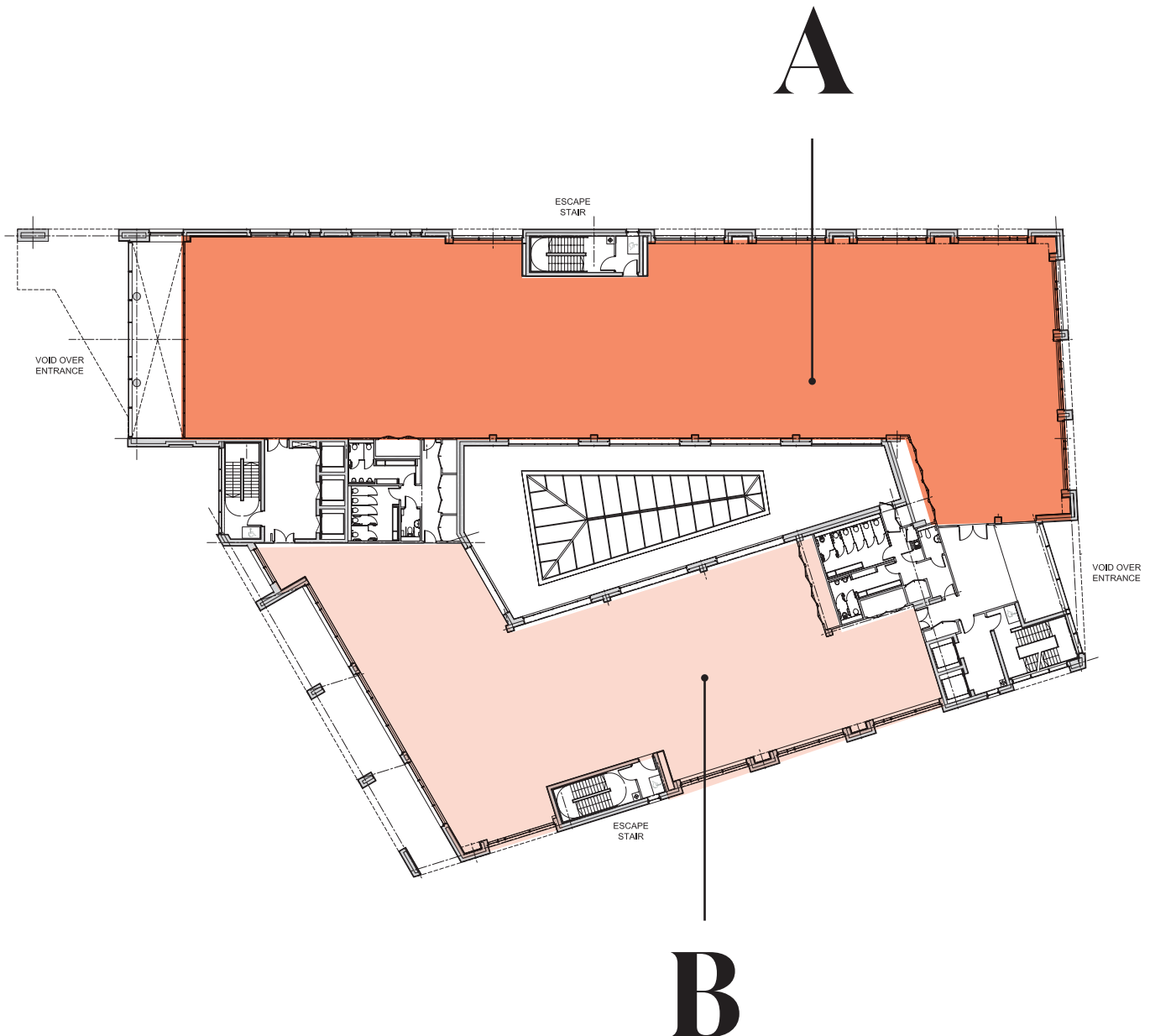
Net Sq m – 1,129

Net Sq ft – 12,152

Block B

Net Sq m – 691

Net Sq ft – 7,437

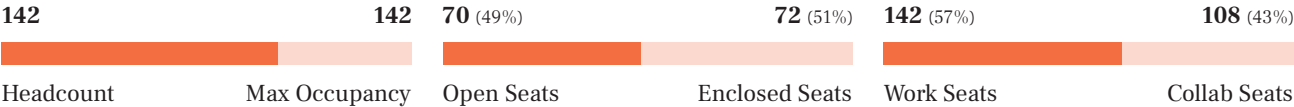


Total

Net Sq M – 1,820 | Net Sq Ft – 19,589

SPACEPLAN CELLULAR OFFICE

Workstation	70
Office	72
Breakout	22
Conference Rooms	76
Huddle Rooms	10
Cafe	12
Reception	1
Support Space	10



SPACEPLAN OPEN PLAN

Benching	218
Workstation	7
Office	4
Focus Room	8
Breakout	60
Conference Rooms	102
Huddle Room	10
Cafe	24
Reception	1
Support Space	12



SPACE SPECIFICATION

Olympic House will provide an exceptional quality Grade A standard of office accommodation and a building of architectural merit. The key elements of the specification for Olympic House are:





Floors And Ceilings

- 150mm (nominal) raised access floor medium strength on 600 x 600mm grid.
- Floor to take carpet tiles.
- 3m minimum floor to ceiling height within office floor plates.
- Grid type suspended ceiling, 600 x 600mm with fine 15mm tegular profile. Tile to be Armstrong Dune or similar.
- 5% of the floor area is heavy duty tiles for storage as per BCO.



Lifts

- 4 x 15 persons passenger lifts with 2 lift doubling as a passenger and firefighting lift.
- Lift with additional height for goods and furniture transport.



WC's & Showers

- Ground floor visitors WC's.
- Male & Female WC's on each floor.
- Shower and changing facilities within basement area.



Mechanical Services: Offices Performance

- VRF/VRV comfort cooling and heating system provision for ceiling void mounted terminal units to offices on each floor.
- Mechanical ventilation with heat recovery.
- Energy Management system to control landlord HVAC systems to maximise environmental control and minimise energy usage.
- Occupancy density capable of meeting minimum standard of 1 person per 10 sq m.



Electrical Services

- Lighting: Offices 400-450 lux (target).
- Daylight dimming & PIR control.
- CCTV & digital recording system to landlord area.
- Provision for dual access telecommunications ducting providing redundancy and resilience.



Parking Spaces And Access

- Designated area for bike parking.
- 80 car parking spaces.
- Access control system to basement car park.



Landscaping

- Landscaping to external areas to excellent quality.
- Extensive public realm areas.



Sustainability

- Target BREEAM UK New Construction 2014 "Excellent" rating.
- Target EPC "A" rating.
- Space allocation for tenant standby generators with access to shared service risers for cabling.

Further Information

visit olympichousebelfast.com

SPACE A GREEN TQ

The Olympic House building is designed to achieve BREEAM for offices 2018 rating of ‘excellent’ – resulting in a reduction of occupational costs for tenants.

The building will achieve a target EPC rating of ‘B’ and will exceed the requirements of Building Regulations Part F2.

Passive design measures have been incorporated, including the u-values of the thermal elements and controlled fittings to improve minimum Building Regulation requirements.



Energy Saving Features

- Lighting: daylight dimming and PIR control
- Energy efficient light fittings
- Rainwater harvesting
- Photovoltaic panels
- Low water volume flush WC's & Sensor Taps
- Sub metering gas, water & electricity
- Inverter speed control of fans
- High efficiency air source heat pump

Additional Benefits

- Sustainable brown field development
- Open access carrier neutral telecoms infrastructure with direct access to high capacity fibre network
- Excellent local connections to road, rail, bus, air & sea transport services
- Provision of cyclist parking spaces, showers and changing facilities
- Full building management system (BMS) with tenant access for independent control of office heating and cooling systems
- The ARC retail complex is situated a two minute walk from Olympic House and is home to a mix of cafes and restaurants including international sandwich giant, Subway, and locally owned Rain Check bistro and Paper Cup coffee shop, as well as a large Spar convenience store with post office
- Titanic Quarter hosts high quality public realm space and walkways with a number of heritage assets situated a short walk from Olympic House





Letting Agent

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