

# MRP - Belfast Opportunities

---

## A FEW NUMBERS WE ARE PROUD OF

2.25M

SQ.FT OF OFFICE SPACE

25,000

HOTEL BEDROOMS

10,000

RESIDENTIAL UNITS

10,500

PURPOSE BUILT STUDENT BEDS

# Our Belfast Experience

The Sixth

Corporation Street

One Fountain Street

The Ewart

1 Live  
8 Planned  
15 Complete



# The Ewart– Belfast - Office

---

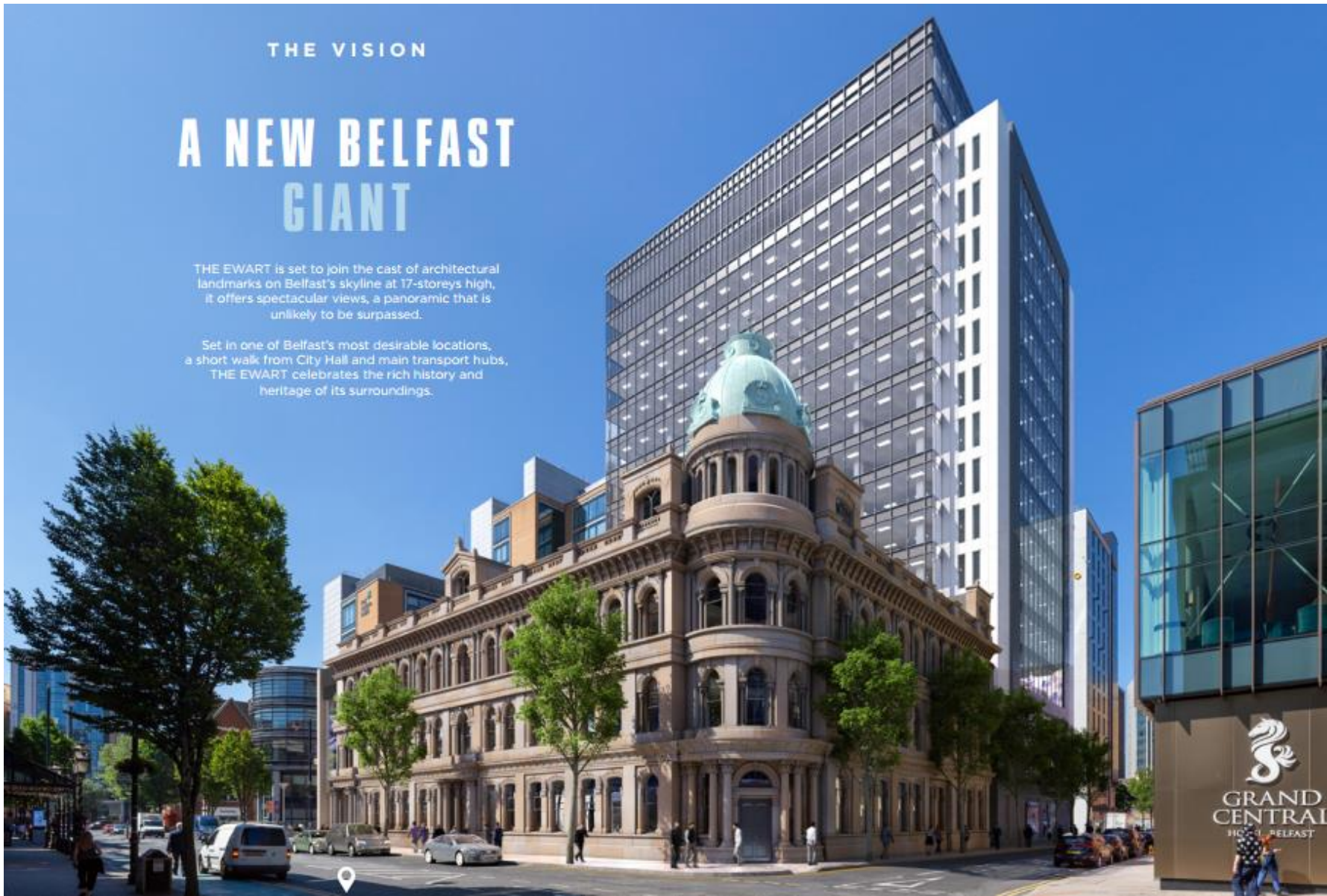
- 210,000 sqft Office Development
- GDV £80m
- On site and due for completion in Q4 2021

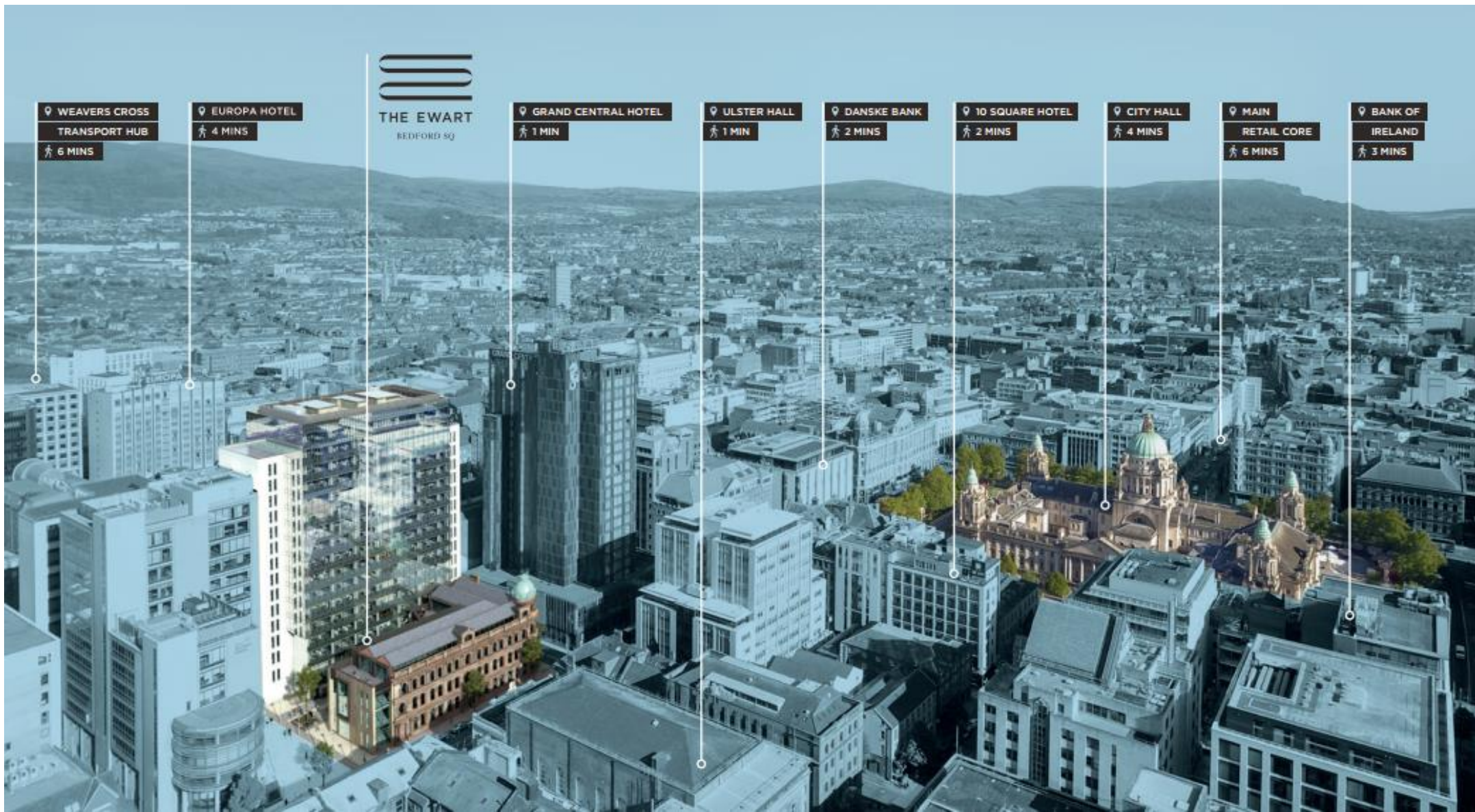
THE VISION

# A NEW BELFAST GIANT

THE EWART is set to join the cast of architectural landmarks on Belfast's skyline at 17-storeys high. It offers spectacular views, a panoramic that is unlikely to be surpassed.

Set in one of Belfast's most desirable locations, a short walk from City Hall and main transport hubs, THE EWART celebrates the rich history and heritage of its surroundings.





WEAVERS CROSS  
TRANSPORT HUB  
6 MINS

EUROPA HOTEL  
4 MINS

**THE EWART**  
BEDFORD SQ

GRAND CENTRAL HOTEL  
1 MIN

ULSTER HALL  
1 MIN

DANSKE BANK  
2 MINS

10 SQUARE HOTEL  
2 MINS

CITY HALL  
4 MINS

MAIN  
RETAIL CORE  
6 MINS

BANK OF  
IRELAND  
3 MINS



THE BUILDING

BUILDING TWO

LEVELS	SQ FT	SQ M
Sixteenth	<b>Deloitte.</b>	
Fifteenth	<b>Deloitte.</b>	
Fourteenth	11,513	1,070
Thirteenth	11,513	1,070
Twelfth	11,513	1,070
Eleventh	11,513	1,070
Tenth	11,513	1,070
Ninth	11,513	1,070
Eighth	11,513	1,070
Seventh	11,513	1,070
Sixth	11,513	1,070
Fifth	11,513	1,070
Fourth	11,513	1,070
Third	<b>Deloitte.</b>	
Second	<b>Deloitte.</b>	
First	<b>Deloitte.</b>	
Ground	2,784	259 (retail space)

BUILDING ONE

IN GOOD COMPANY

BUILDING ONE FULLY LET TO

**Deloitte.**

SECURED AT NI'S LARGEST OFFICE LETTING OF 2019

**210,000**

TOTAL NIA

**124**

BICYCLE SPACES

**17**

FLOORS

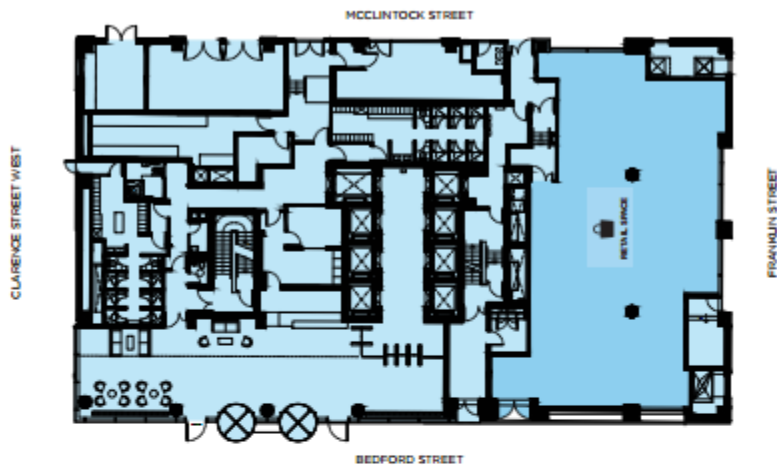
NORTHERN IRELAND'S FIRST NEW BUILD GRADE A OFFICE BUILDING TO ACHIEVE A WIRED SCORE PLATINUM

**129,340**

AVAILABLE NIA

## GROUND FLOOR PLAN

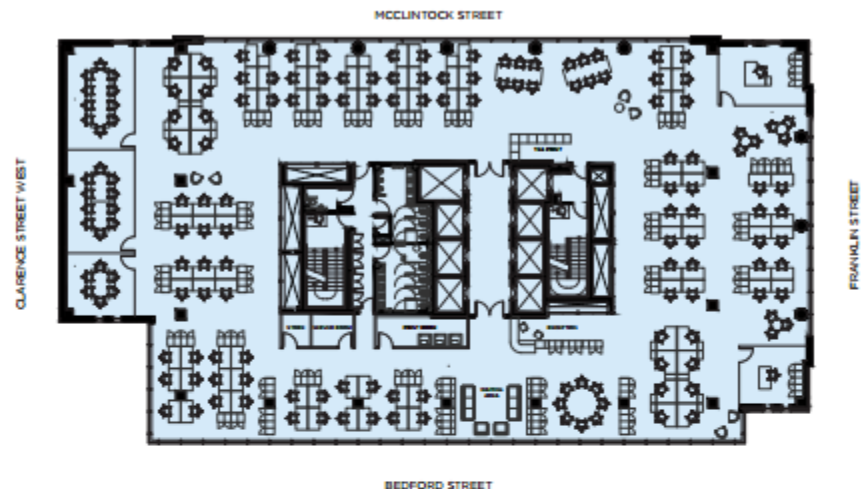
Ground Floor - 2,784 SQ FT (RETAIL)



## PROFESSIONAL SERVICES (1:10 RATIO)

Capacity Details for Typical Floor Plan

Desks: 106 | Offices: 2 | Meeting Rooms: 3 | Breakout Area: 3 | Communal Table: 6 | Sofas: 2



## TOWER TYPICAL FLOOR PLAN

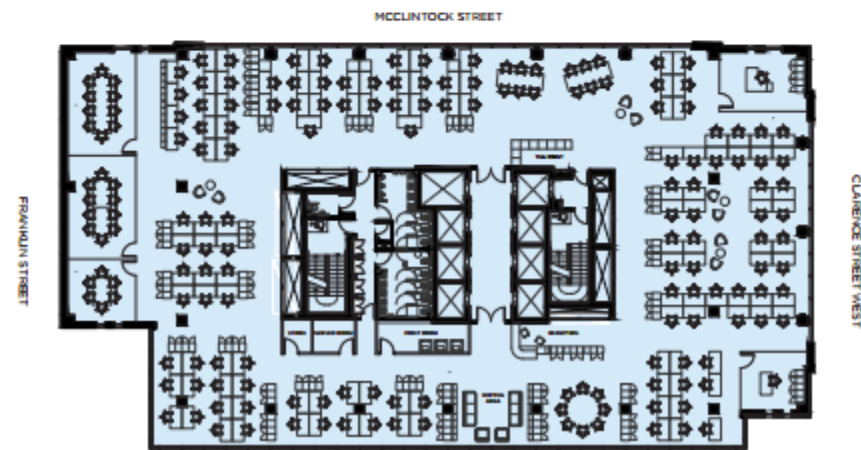
Tower Levels 4 to 14 - 11,513 SQ FT



## TECH/FINANCIAL SERVICES (1:8 RATIO)

Capacity Details for Typical Floor Plan

Desks: 131 | Offices: 2 | Meeting Rooms: 3 | Breakout Area: 3 | Communal Table: 3 | Sofas: 2

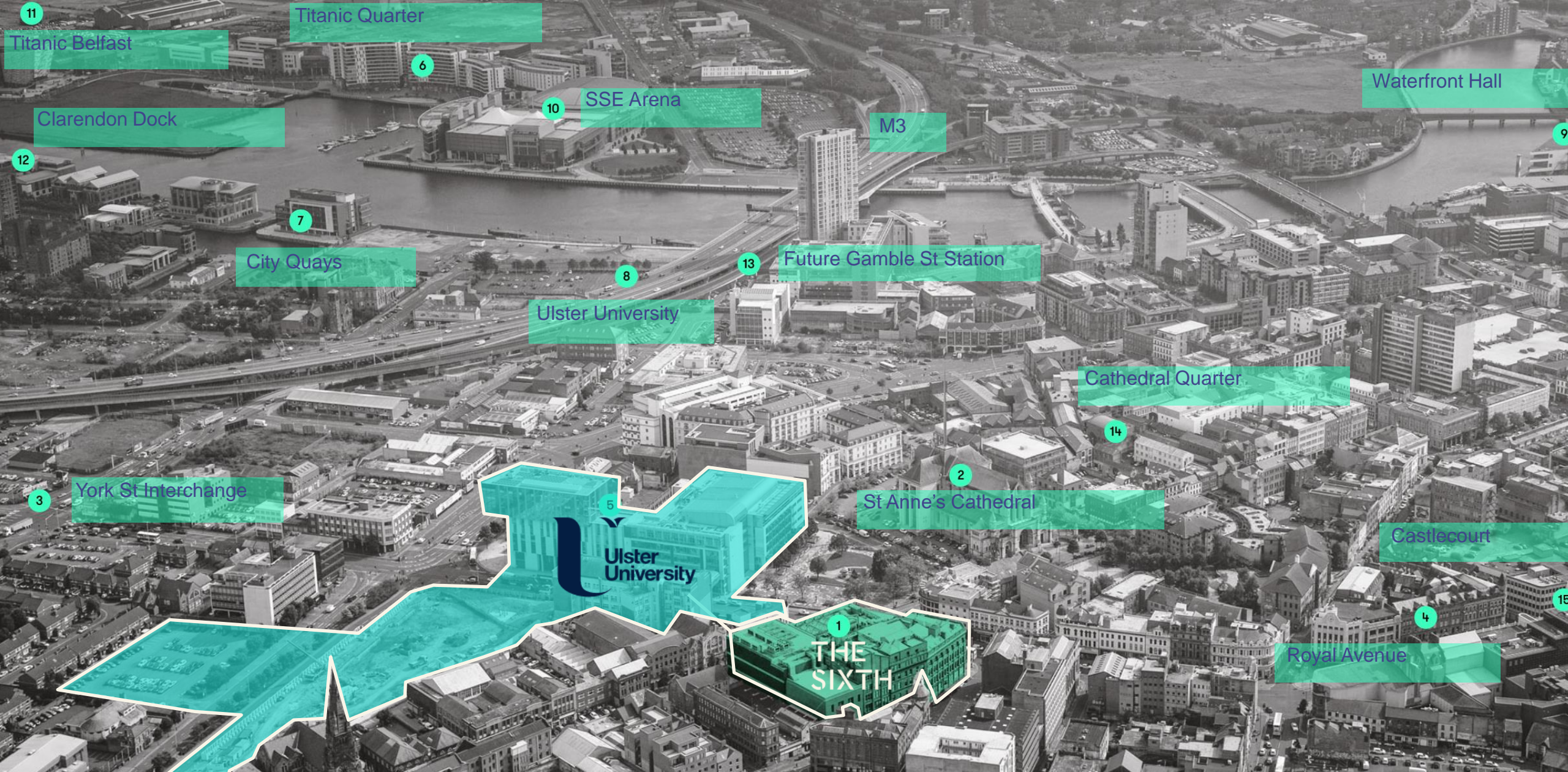




# THE SIXTH

Belfast Telegraph – Royal Avenue - Belfast

- 233,084sqft Office led development
- GDV £90m
- Planning Approved 2019



11

Titanic Quarter

Titanic Belfast

6

SSE Arena

10

M3

Waterfront Hall

9

Clarendon Dock

12

7

City Quays

8

Ulster University

13

Future Gamble St Station

Cathedral Quarter

14

3

York St Interchange

5

Ulster University

2

St Anne's Cathedral

Castlecourt

15

1

THE SIXTH

4

Royal Avenue

G

LEVEL



GROUND FLOOR PROVISION (RETAIL)

RETAIL AREA 22,569 sqft

THE SIXTH

# 2-4 LEVEL



LEVELS 2-4 (Level 3) (NIA)		
New Build	Seaver	Total
28,944 ft <sup>2</sup>	5,455 ft <sup>2</sup>	34,399 ft <sup>2</sup>

# THE SIXTH







# One Fountain Street, Belfast

---

- 170,000sqft Office building including ground floor retail
- GDV £65m
- Planning approved 2020



# TYPICAL UPPER FLOORPLAN



**27,900 SQ.FT**  
OFFICE FLOOR PLATES



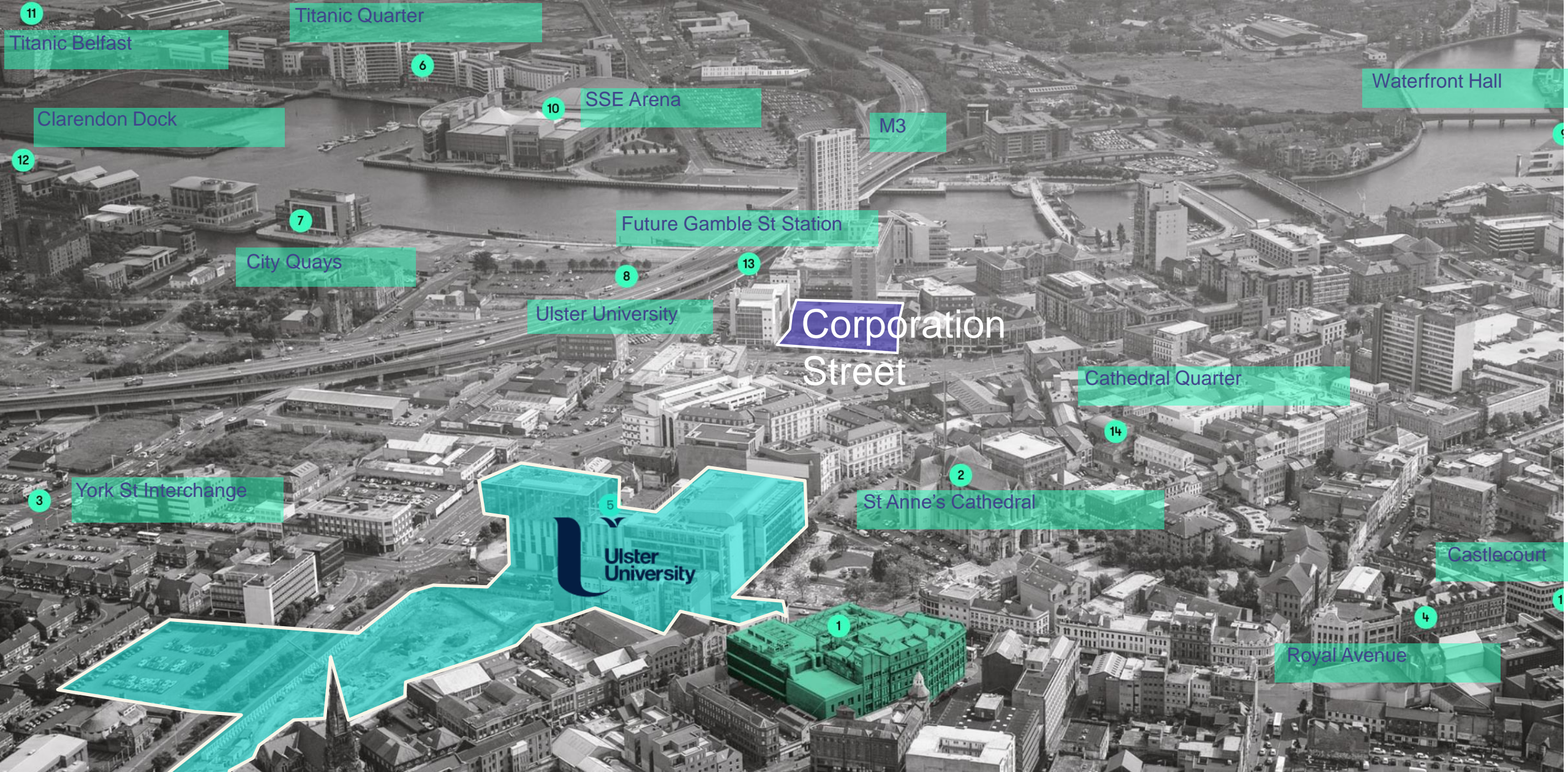
# AREA SCHEDULE

FLOOR	NIA* (sq.m)	NIA* (sq.ft)
Ground Retail	712	7,664
Ground	344	3,703
First	2,641	28,427
Second	2,600	27,986
Third	2,600	27,986
Fourth	2,609	28,083
Fifth	2,110	22,712
Sixth	2,110	22,712
<b>TOTAL</b>	<b>15,726</b>	<b>169,273</b>

# Corporation Street – Belfast - BTR

---

- 411 Unit Build to Rent Scheme
- GDV £65m



11

Titanic Quarter

Titanic Belfast

6

Clarendon Dock

12

10 SSE Arena

M3

Waterfront Hall

7

City Quays

Future Gamble St Station

8

13

Ulster University

Corporation Street

Cathedral Quarter

3

York St Interchange

5

Ulster University

2

St Anne's Cathedral

14

Castlecourt

1

1

Royal Avenue

4







**THANK YOU**

