

ONE BANKMORE SQUARE

BELFAST, NORTHERN IRELAND
ONEBANKMORESQUARE.COM

ONE BANKMORE SQUARE



One Bankmore Square, Dublin Road, Belfast, BT2 7HN

An architectural rendering of a modern, multi-story glass skyscraper at night. The building is illuminated from within, showing multiple floors with office spaces and a central atrium. The glass facade reflects the surrounding city lights and the dark sky. In the foreground, there is a paved plaza with some trees and a few people walking. To the right, a road with light trails from cars is visible. The overall scene is set against a twilight sky with some clouds.

BRINGING
THE CITY
TO BELFAST

ONE BANKMORE SQUARE

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VISION

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PEOPLE

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PROFESSIONAL TEAM

ONE VISION

‘We believe that Belfast needs a world-class Grade A office development of this scale, a scheme that has the potential to attract and keep the biggest and most successful companies on the planet.

We have assembled a brilliant home-grown professional team to deliver this exciting project with Farrans joining us as delivery partners.

It’s time to think outside the box, it’s time to think big, it’s time to really get on the world stage and deliver the solutions and space that blue-chip companies demand and that is exactly what we intend to do with One Bankmore Square.’

Gary McCausland, Richland Group



'One Bankmore Square has been designed to meet the requirements of the modern occupier. The building's delivery will continue the evolution of Belfast as an international business location of choice, recognised for access to talent, quality of life, affordable accommodation, connectivity to multiple markets, pro-business City Council and stable property market.'

Simon McEvoy, Head of Office Agency at Savills

'We are delighted to partner with the Richland Group in developing what will become Belfast's biggest and best office scheme. Not only will One Bankmore Square provide much-needed office space for local and international occupiers, it will also reinvigorate and transform this area of the city.'

John Wilson, Managing Director of Farrans

'One Bankmore Square will be a sustainable 11 storey Category A Office space with ground floor retail designed to achieve BREEAM Excellent. It will be approximately 25,000 sq m designed to a 1:8 sq m occupancy level. Energy efficiency will be designed to exceed requirements of Part F of NI building regulations for a Shell and Core building.'

David Algie, Associate at Arup



TWO BUILDING

'One Bankmore Square is a quantum leap for Belfast's office market, it brings world-class Grade A office accommodation to the heart of the city centre in a single phase development.'

Gary McCausland, Richland Group



- 250,000 sq ft (NIA) of office accommodation
- 7,500 sq ft (NIA) of retail accommodation
- Triple height reception lobby
- Internal landscaped full height atrium
- 25,000 sq ft (NIA) floor plates
- Steel frame construction, minimum columns (4 metre slab-to-slab)
- Raised access floors and metal suspended ceilings
- Most efficient, responsive and fully adaptive air conditioning systems
- 300+ dedicated secure bicycle parking with associated shower and changing facilities
- 50 internal car parking spaces with additional parking (500 spaces) in adjacent NCP building
- BREEAM excellent assessment
- Place-making 'One Bankmore Square' creating a vibrant and interactive external space



The building has been designed with the end user in mind with complete emphasis on ensuring a first class environment for people to work, be inspired and to enjoy. We are also investing and redeveloping One Bankmore Square itself with a comprehensive 'place-making' strategy helping this area to become an important focal point in terms of a usable public space for leisure, arts & bespoke events.

It also improves connectivity between South Belfast and Queen's University to the City Centre and the new Ulster University Campus whilst also linking to the new Transport Hub and Ormeau Road.

We have a world-class team working on this project and we are very proud and excited to be involved in developing such an iconic building in the heart of Belfast City Centre.

ONE
BANKMORE
SQUARE

A VIBRANT
PLACE
TO WORK

THREE LOCATION

The South City Centre has been identified as the primary area of focus for Belfast’s office sector by Belfast City Council and One Bankmore Square is a key strategic location in the advancement of this policy and objective.

The location's proximity to the city hall to the north, Linenhall and Adelaide Street to the east, Shaftesbury Square to the south and the new transport hub to the west all of which are within a 5 minute walk, presents the site as a key opportunity for the next phase in Belfast’s development as a world-class international destination.

Unique to City Centre Belfast, One Bankmore Square has the existing amenities required for the development of internationally recognised Prime Grade A office building with efficiencies and scale unachievable anywhere else.

The adjacent Dublin Road is one Belfast’s main north south thoroughfares and the accessibility will increase further with the development of an east / west link.



ONE BANKMORE SQUARE

THE TRANSLINK HUB

Translink, with the Department of Infrastructure and in conjunction with Belfast City Council, are working to develop a new integrated Transport Hub and Station Quarter, as a new mixed use development for Belfast City Centre.

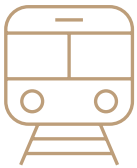
The new Station Quarter will be designed to cater for today’s need as well as our city's future generations and will be a place for people to work, live and form the beating heart of the new Station Quarter. The new Hub will form a gateway to the city of Belfast, making our city more accessible and connecting communities to opportunities and employment.

- £150 million of public money
- Masterplan includes 120,000 sq m of contemporary residential apartments, high quality office space and significant new retail, leisure and community facilities at ground floor level
- Increase capacity from 8 to 14 million journeys per annum

Taken from www.translink.co.uk/thehub



TRANSPORT OPTIONS



CURRENTLY 6 – 7 TRAINS PER HOUR ON ALL KEY COMMUTER LINES. 5 MINUTE WALK TO GREAT VICTORIA STREET STATION. 15 MINUTE WALK TO BELFAST CENTRAL TRAIN STATION



AT PRESENT THERE IS A HIGH-FREQUENCY BUS SERVICE IN AND OUT OF THE CITY CENTRE. 5 MINUTE WALK TO EUROPA BUS CENTRE. 20 MINUTE WALK TO LAGANSIDE BUS CENTRE



ONE BANKMORE SQUARE HOSTS OVER 300 BIKE SPACES IN THE BUILDING. THERE ARE NOW OVER 40 BELFAST BIKE DOCKING STATIONS ACROSS THE CITY



ONE BANKMORE SQUARE HAS OVER 50 PARKING SPACES INCLUDED IN THE BUILDING. THERE ARE ALSO 500 SPACES IN THE NPC BUILDING ADJACENT AND OVER 1,000 SPACES WITHIN A 5 MINUTE WALK

BELFAST
SHAPING A NEW
LANDSCAPE FOR
THE CITY

Indicative birds eye illustration of Belfast city centre



FOUR

BELFAST: THE PLACE TO INVEST

Northern Ireland is the perfect environment for business to locate and prosper. The region has an established workforce that is educated, smart, innovative and results-driven combined with a superb infrastructure, competitive costs and excellent support packages.

LOCATION OF CHOICE



OVER 900
INTERNATIONAL COMPANIES
HAVE INVESTED IN
NORTHERN IRELAND

80%

OF NEW INWARD INVESTORS
HAVE REINVESTED IN
NORTHERN IRELAND OR ARE
PLANNING TO INVEST MORE



BELFAST IS THE WORLD'S
MOST BUSINESS FRIENDLY
CITY OF ITS SIZE ACCORDING
TO THE FINANCIAL TIMES

FISCAL ENVIRONMENT

12.5%

FROM APRIL 2018 NORTHERN
IRELAND'S CORPORATION TAX
WILL BE REDUCED TO THE
JOINT LOWEST IN EUROPE

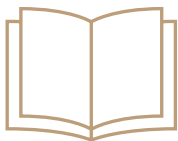
R&D

CORPORATION TAX ON
RESEARCH & DEVELOPMENT
SET AT 10% AND TAX CREDITS
AVAILABLE UP TO 230%



NORTHERN IRELAND UNIQUELY
SHARES A LAND BORDER WITH
THE EU BRIDGING THE TWO
MAJOR ECONOMIES

EDUCATION



NORTHERN IRELAND
HAS THE HIGHEST
RATED PRIMARY READING
EDUCATION IN THE
ENGLISH SPEAKING WORLD

70%

OVER 70% OF NORTHERN
IRELAND UNIVERSITY
RESEARCH IS WORLD LEADING
OR INTERNATIONALLY
EXCELLENT



MORE THAN 8,500 PEOPLE
GRADUATE ANNUALLY WITH
BUSINESS RELATED DEGREES
FROM NORTHERN IRELAND'S
TWO UNIVERSITIES

OPERATING COSTS



BELFAST IS IDENTIFIED
AS ONE OF THE MOST
AFFORDABLE MAJOR
CITIES TO LIVE IN
THE UNITED KINGDOM

30%

AVERAGE OPERATING
COSTS UP TO 30% LESS
THAN THE REST OF THE
UNITED KINGDOM
AND EUROPE



NORTHERN IRELAND HAS
SOME OF THE LOWEST
PRIME OFFICE RENTAL
COSTS IN THE WHOLE
OF EUROPE

PROFESSIONAL & BUSINESS SERVICES



NORTHERN IRELAND OFFERS
A HIGHLY ATTRACTIVE AND
COMPETITIVE PACKAGE
OF FINANCIAL INCENTIVES,
RECRUITMENT AND TRAINING,
RESEARCH AND DEVELOPMENT
SUPPORT TAILORED TO EACH
COMPANY'S NEEDS



THE FINANCIAL INDUSTRY
EMPLOYS 33,000 PEOPLE,
WITH AROUND 33% EMPLOYED
BY MAJOR GLOBAL FINANCIAL
SERVICES COMPANIES



BELFAST IS NOW A LEGAL HUB
WITH GLOBAL LAW FIRMS,
AXIOM LAW, ALLEN & OVERY
AND BAKER & MACKENZIE ALL
SETTING UP CENTRES TO TAKE
ADVANTAGE OF THE 700 LAW
GRADUATES PER YEAR FROM
NORTHERN IRELAND
UNIVERSITIES

TECHNOLOGY

100%

BELFAST IS THE FIRST
REGION IN EUROPE TO
ACHIEVE 100% BROADBAND
COVERAGE OFFERING
EXTENSIVE HIGH SPEED,
NEXT GENERATION SERVICES



BELFAST IS THE NUMBER
ONE DESTINATION
GLOBALLY FOR
FINANCIAL TECHNOLOGY
INVESTMENTS

5.4%

THE 2016 TECH NATION
REPORT SAYS DIGITAL TECH
INDUSTRIES NOW CONTRIBUTE
5.4% GVA TO NORTHERN
IRELAND'S ECONOMY

Source: Invest Northern Ireland. Visit InvestNI.com for more information.



One Bankmore Square

WORK
& LIFE
BALANCED



FIVE PEOPLE

Northern Ireland's population of 1.8 million is one of Europe's youngest and fastest growing. Over 40% are aged 29 or under, and 55% are under the age of 40.

The country's education system is among the best in Europe with nearly 20% public expenditure on education and as a result Northern Ireland consistently outperforms all other UK regions in academic qualifications.

ULSTER UNIVERSITY

With four campuses, Ulster University caters for nearly 27,000 students. This includes one of the largest provisions in computing in the UK and Ireland. It is in the world's Top 100 young universities.

QUEEN'S UNIVERSITY BELFAST

Queen's University Belfast is over 100 years old; it is a member of the Russell Group of 24 leading UK research-intensive universities and ranked in top 1% of universities worldwide. It is also the UK's leading university for intellectual property commercialisation.

REGIONAL COLLEGES

A network of regional colleges with enrolment of around 142,500 students provides professional and technical programmes.

ASSURED SKILLS

Government departments work closely with industry and academia to ensure each investor's work force is successfully equipped with the appropriate skills.

WORLD-LEADING RESEARCH

Northern Ireland has a number of globally recognised, technology related university research centres including the Intelligent Systems Research Centre (ISRC) at Ulster University, and the Institute of Electronics, Communications and Information Technology (ECIT) at Queen's University Belfast.

KEY EDUCATION FACTS:

1%

QUEEN'S UNIVERSITY
BELFAST IS RANKED IN
THE TOP ONE PERCENT
OF ALL UNIVERSITIES
ACROSS THE WORLD



STUDENTS CONSISTENTLY
OUTPERFORM OTHER
UK REGIONS AT GCSE
AND AT A-LEVEL
(HIGH SCHOOL LEAVING)

1st

NORTHERN IRELAND HAS
THE BEST PERFORMING
EDUCATION SYSTEM FOR
PRIMARY MATHS IN THE
WHOLE OF EUROPE

Source: Invest Northern Ireland. Visit [InvestNI.com](https://investni.com) for more information.



A. Robinson & Cleaver Café, Donegall Square
 B. Victoria Square Shopping Centre
 C. Belfast City Hall
 D. The Gallery Apartments, Belfast
 E. Royal Avenue, Belfast

PLACE-MAKING

In place-making there is a philosophy called the 'Power of 10+' – the notion that cities of all sizes should have at least 10 destinations where people want to be in order to attract new residents, businesses, and investment, as well as the people who already live there. A destination could be a downtown square, a main street, a waterfront, a park, or a museum.

That place, in turn, should have 10 places in it. As an example, a public square could offer: a café, a children's play area, a place to read the paper or drink a cup of coffee, a place to sit, somewhere to meet friends, and so forth. Within each of the places, there should be at least 10 things to do: walk a dog, play in a fountain, get lunch, feed the birds, etc. By layering destinations, places, and activities, complex spaces are created that will draw a wide range of people to an area.




SIX
CONNECTIVITY

From Northern Ireland there is easy access to a European Union market of 500 million people, and connections to the global market are excellent, with three airports dealing with almost seven million passengers a year.


Belfast International Airport runs daily scheduled flights to destinations such as London, Paris and Amsterdam. Dublin is less than 2 hrs by train and Dublin International Airport with access to over 180 worldwide destinations.

TO DUBLIN:

2 HOURS
(Approximately)



1½ HOURS





GLOBAL FLIGHT TIMES



1. ULSTER UNIVERSITY

2. QUEEN'S UNIVERSITY

3. VICTORIA SQUARE

4. WATERFRONT HALL

5. CITY HALL
6. CENTRAL STATION

7. NEW TRANSPORT HUB

8. CBD

9. SHAFTESBURY SQUARE

10. EUROPA STATION
11. BELFAST CITY AIRPORT

12. INVEST NI

13. BBC

--- Walking Distance



SEVEN

PLANS & SPECIFICATION

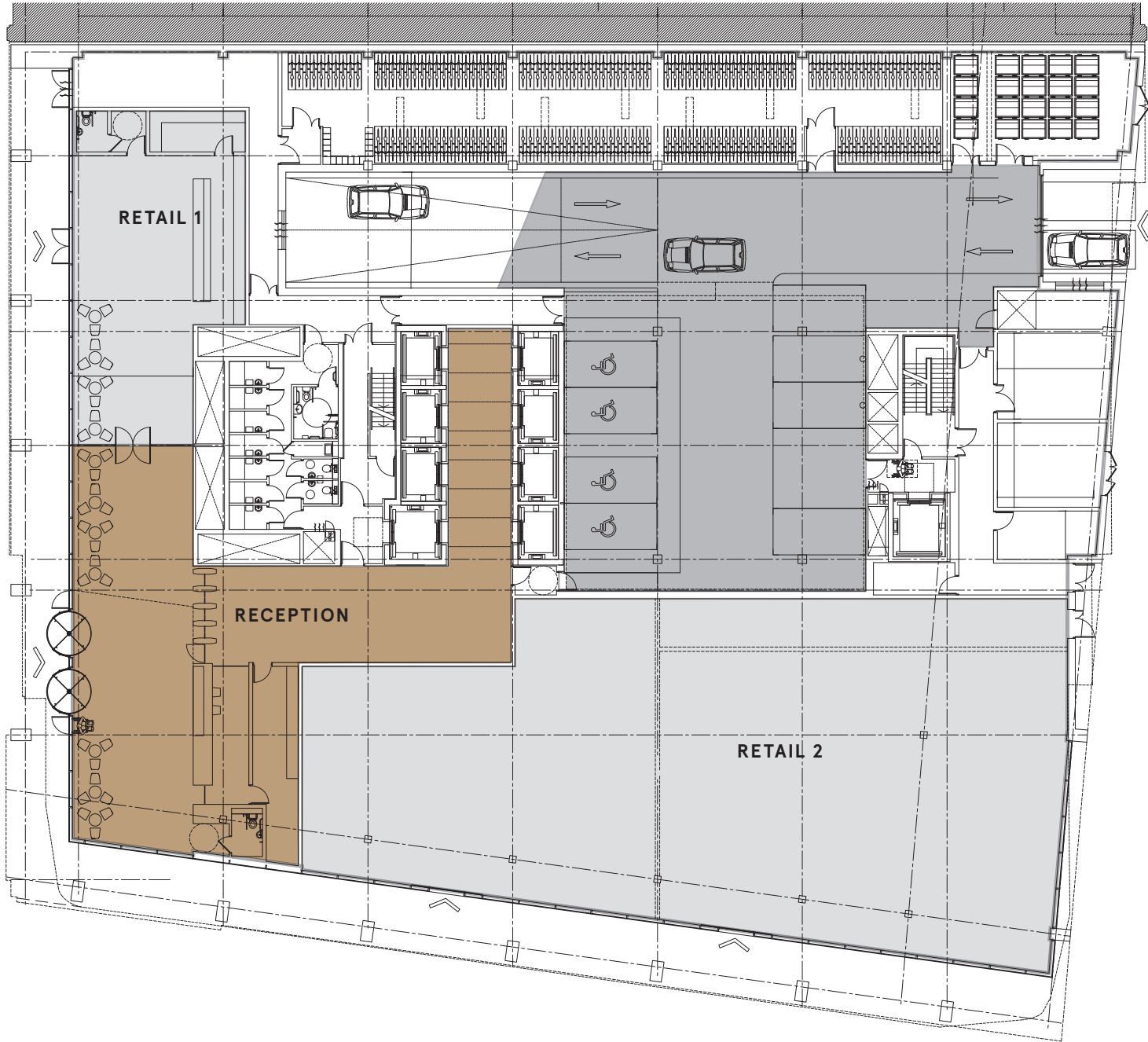
SCHEDULE OF AREAS

Net Internal Area (Office)		
Level	Sq m	Sq ft
Ground Lobby	307	3,305
One	2,023	21,775
Two	2,409	25,930
Three	2,409	25,930
Four	2,409	25,930
Five	2,315	24,918
Six	2,315	24,918
Seven	2,315	24,918
Eight	2,315	24,918
Nine	1,464	15,758
Ten	1,464	15,758
Eleven	1,464	15,758
Total Office Accommodation	23,209	249,819
Retail 1	137	1,475
Retail 2	622	6,692
Total	23,968	257,986
Car Parking	50 Car Spaces	
Bicycle Parking	300+ Cycle Spaces	

Drawings of floor plans supplied by Todd Architects. Plans are accurate as the time of publishing, March 2107.



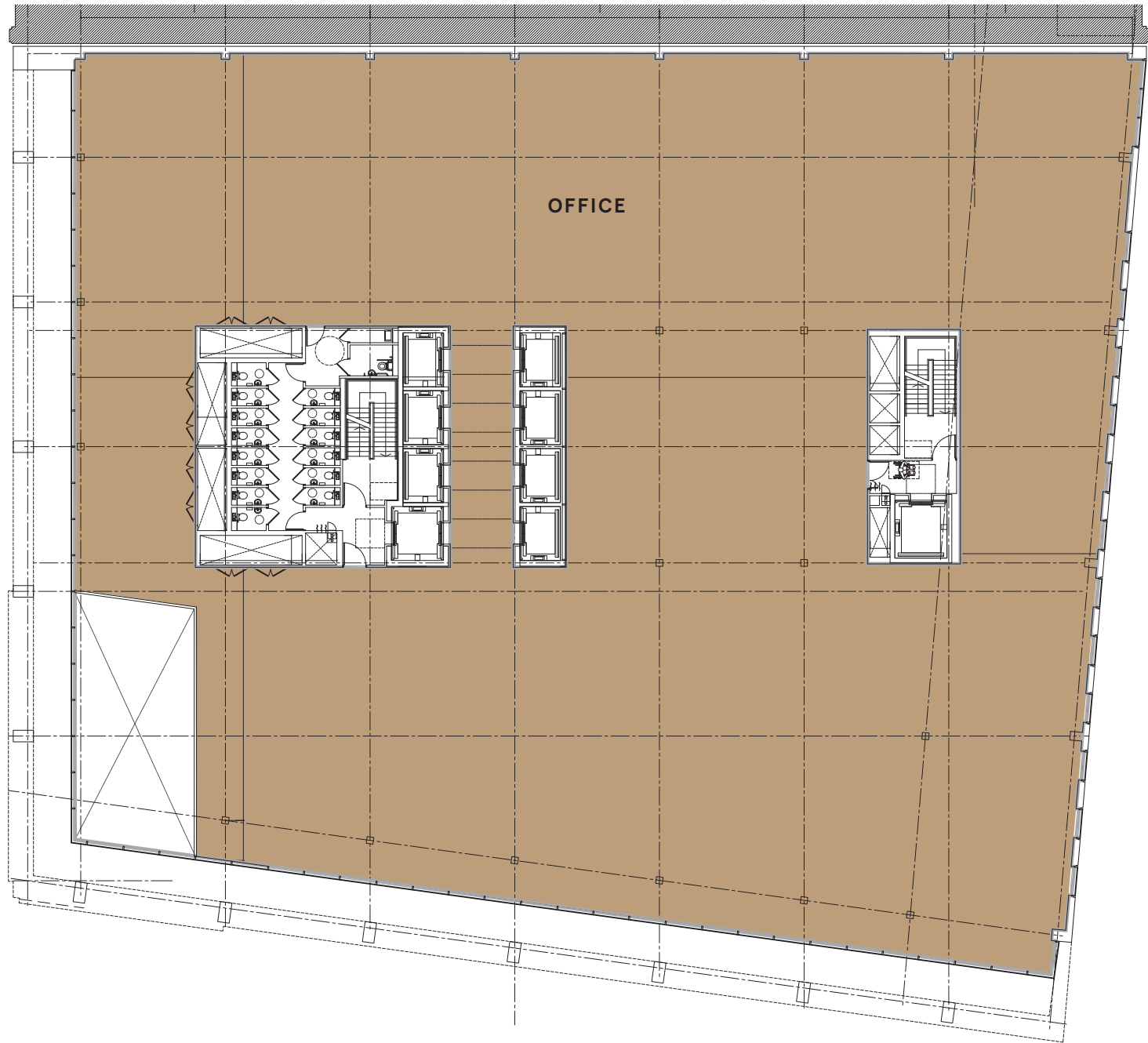
Net Internal Area (Office / Reception / Retail)		
Level	Sq m	Sq ft
Ground Lobby	307	3,305
Retail 1	137	1,475
Retail 2	622	6,692



GROUND FLOOR PLAN

1

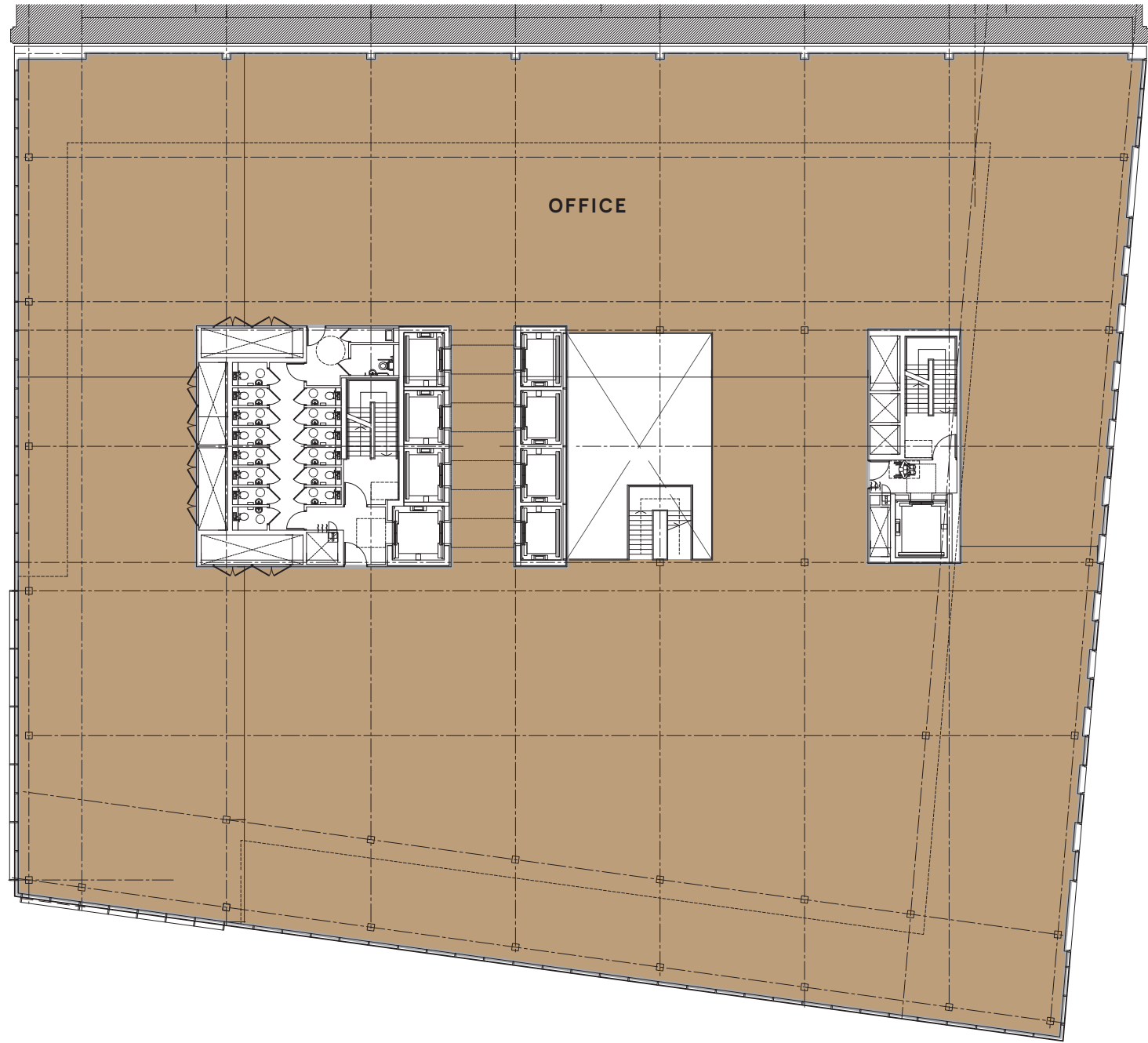
Net Internal Area (Office)		
Level	Sq m	Sq ft
One	2,023	21,775



FIRST FLOOR PLAN

2-8

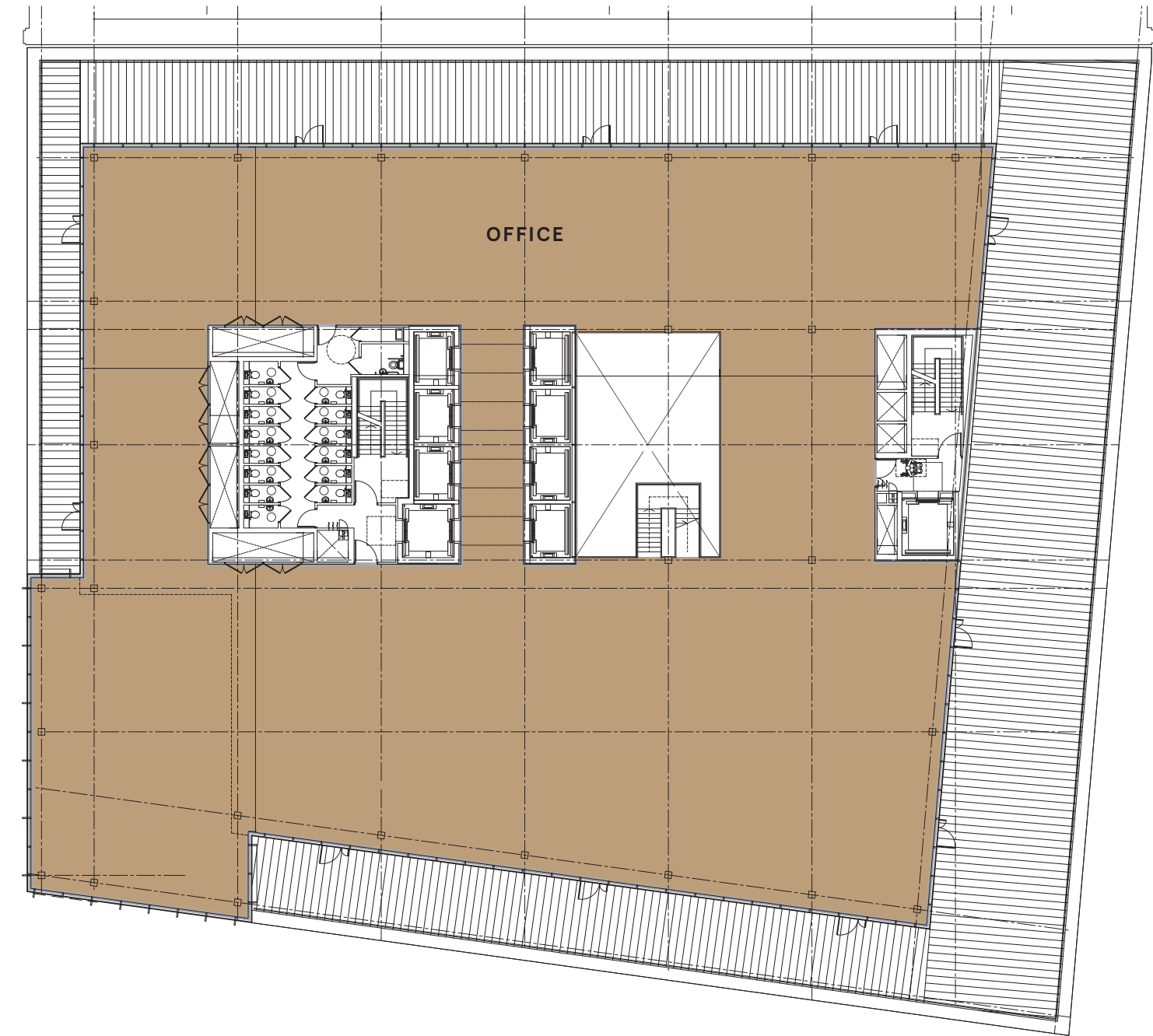
Net Internal Area (Office)		
Level	Sq m	Sq ft
Two / Three / Four	2,409	25,930
Five / Six / Seven / Eight	2,315	24,918



FLOORS TWO TO EIGHT

9-11

Net Internal Area (Office)		
Level	Sq m	Sq ft
Nine* / Ten / Eleven	1,464	15,758

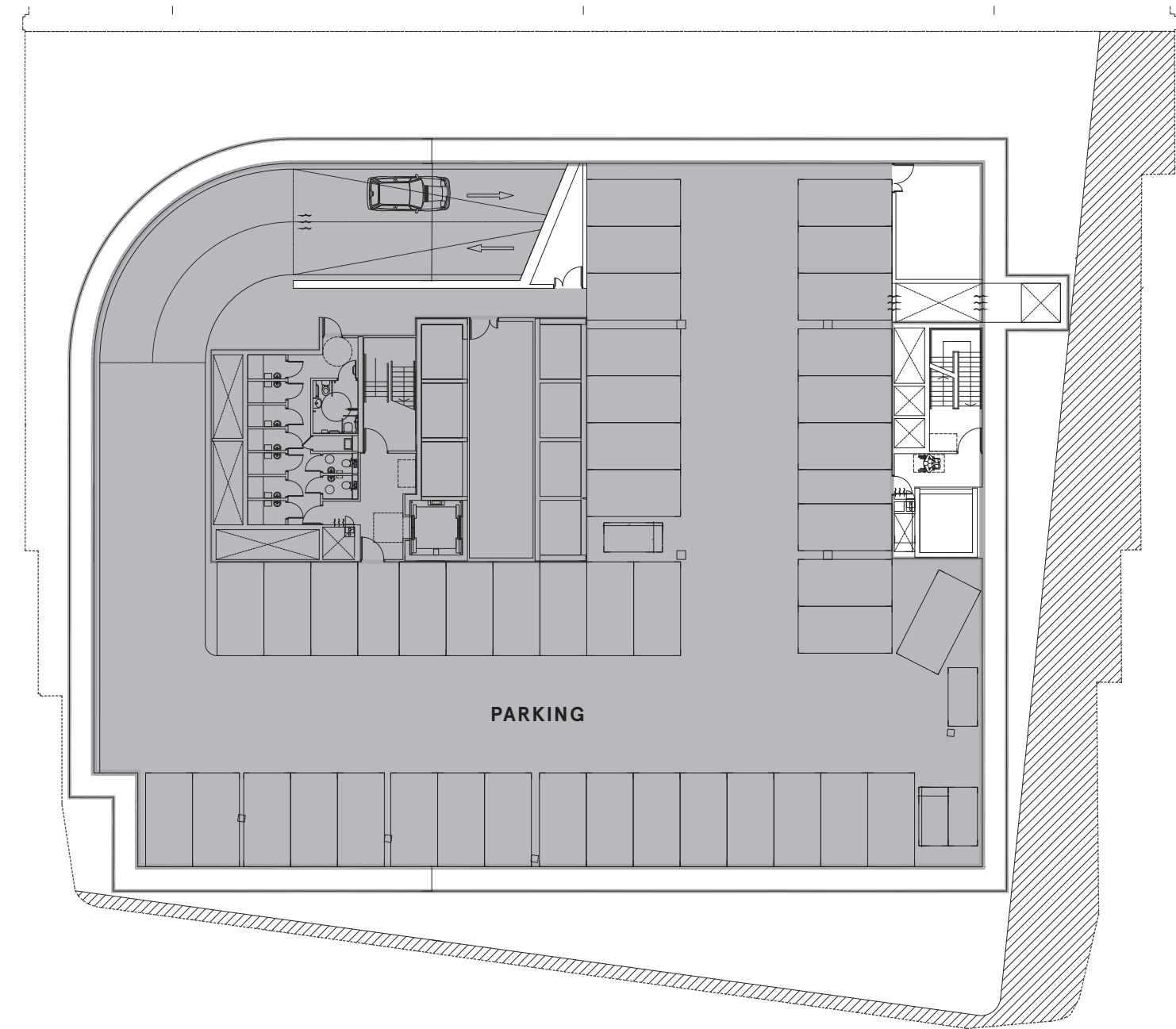


FLOORS NINE TO ELEVEN

*8,120 sq ft Terrace on the ninth floor

LG

Parking Spaces	
Car Parking	50 Car Spaces
Bicycle Parking	300+ Cycle Spaces



LOWER GROUND FLOOR

SPECIFICATION

KEY ATTRIBUTES

- Combined 250,000 sq ft of BREEAM Excellent office space designed for 1:8 sq m occupancy ratio
- Sustainability and energy efficiency exceeds the requirements of Part L of the Building Regulations
- 25,000+ sq ft floor plates with 7.5m x up to 18m clear span structural grid and 1.5m planning grid
- 2.8m office floor-to-ceiling heights
- Lift, stair and service cores clustered around feature atrium to maximise natural daylighting, space efficiency and ease of circulation
- Building will front directly onto proposed new landscaping in One Bankmore Square

OFFICE AREAS

- Proposed floor to ceiling heights:
 - Ground Floor 4.9m
 - Triple Height Reception 8.8m
 - Office Floors 2.8m

WORKSPACE DESIGN

- Deep floor plates offer flexibility and quality of environment to the occupier
- The 1.5m planning grid and 7.5m perimeter column spans allow floor plates to be configured into a variety of layouts depending on end-user requirements and the desired balance of open plan and private office space
- Floors - High quality carpet tiles on 600 x 600mm medium duty raised access flooring
- Ceilings - Suspended ceiling tile system to suit 1.5m planning grid. Acoustic perforated metal tile with integrated services and linear plasterboard margin to perimeter glazing

FAÇADES

- High performance anodised aluminium curtain wall façade system generally with acoustic double glazed units and solar coatings
- Feature cladding to walls and external columns at Ground Floor
- Anodised metal panel soffits to recessed areas at Ground Floor

TERRACES

- Generous wrap around terrace areas at 9th floor level extending up to a total of 8,120 sq ft
- Terrace areas benefit from feature soft landscaping in raised planters and a 1.5m clear glass screen balustrade to street elevations

ENTRANCE AND RECEPTION

- Large format curtain wall glazing to One Bankmore Square and street elevations
- 2 high performance revolving doors
- Feature reception desk with bespoke joinery
- Large format porcelain / stone floor tiles; feature stone wall to rear of reception
- Plasterboard ceiling with concealed feature lighting

ATRIUM

- Central atrium on office floors introduces high levels of natural lighting and offers flexibility to adapt to tenant fit-out plans (e.g. Breakout collaboration space or accommodation stair)
- Floor and ceiling finishes
- 3.9m typical slab-to-slab office floor heights
- 150mm clear raised floor (excluding floor tile)

LIFTS

- 8 high speed passenger lifts are provided on the basis of a 1:8 sq m occupancy density
- Dedicated service lift located in separate service core with access to the rear of the building
- Lift lobbies finished with tiling to floors, feature wall panels and painted plasterboard walls

WC

- Bathroom facilities cater for an occupancy density of 1:8 sq m and 60:60 provision
- High quality fully enclosed Superloo cubicles with integrated facilities to offer flexibility to adapt to tenant fit-out
- Porcelain tiling to floor and feature walls
- Plasterboard ceiling with concealed feature lighting and metal tile access panels
- Wall hung WC with concealed cisterns

GROUND & BASEMENT PARKING LEVELS

- Secure parking for 50 cars, 300+ bicycles and 5 motorbikes accessed from Marcus Ward Street
- Cycle storage facility with associated storage and shower provision
- Car park floor painted with car bay markings, numbers and walkways
- Paint finish to walls and soffit with painted galvanised protective barriers in vehicle areas
- Illuminated directional signage

ELECTRICAL SERVICES

- Main electrical board and metering designed to facilitate up to two tenants per office floor with flexibility for single or multi-tenant configurations
- Power distribution busbar modules within the floor void
- High-efficiency automatic daylight control LED lighting to CIBSE LG standard in offices
- Containment for telecom cabling in all service risers
- Energy-saving LED lighting in reception core and circulation areas
- Emergency lighting installation in accordance with BS 5266
- Proximity card access control system to building entrances
- Intruder alarm system monitors the building perimeter
- CCTV cameras monitor reception entrances, car parks' external access routes and access controlled doors on building perimeter
- Fully addressable fire alarm system in total accordance with BS 5839
- Standby generator

MECHANICAL SERVICES

- Central HWS storage and boosted hot water services generated by high-efficiency low NOx gas-fired boiler LPHW heating system
- High efficiency VRF AC system (heating / cooling) for tenant areas
- In-ceiling supply and exhaust air mechanical ventilation; air-handling plant within each floor plate providing a flexible efficient client solution
- Building Energy Management System (BEMS) with front end PC to monitor and control all HVAC equipment

TELECOM SERVICES

- Multiple routes from ground level telecom main equipment rooms to external telecom service providers
- Multiple telecom risers providing A+B routes to tenant floors

LIFT INSTALLATIONS

- 8 x 21-person passenger lifts with peak average waiting time interval of less than 25 seconds
- 1 x 2,500kg capacity goods lift in building core

An architectural rendering of a modern, multi-story glass skyscraper. The building features a central tower with a glass facade that reflects the sky and surrounding environment. The lower floors of the tower are filled with people, suggesting a busy office or public space. The building is surrounded by a mix of urban elements, including trees, a paved plaza, and other buildings in the background. The sky is a clear, bright blue. A large, stylized bracket graphic is overlaid on the right side of the image, framing the text.

AT THE
CENTRE OF
EVERYTHING

EIGHT

PROFESSIONAL TEAM

A world-class professional team are working on the delivery of One Bankmore Square.

Completion date Q1 2020.

**RICHLAND GROUP**

www.richlandgroup.co.uk



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