

OLYMPIC HOUSE

GREENER WORKING
GRADE A
BREEAM
EXCELLENT

146,746 sq. ft. Office
Accommodation in the heart
of Titanic Quarter, Belfast





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GLIDER

City Centre 62

Building Belfast's Future

Sustainable city workspace

Olympic House Belfast is the future of workspace — 146,000 sq. ft. of Grade A, BREEAM Excellent office accommodation located in central Belfast's Titanic Quarter.

Designed to enhance the health and wellbeing of your employees — a place where they will love to work.





Greener Working

Setting the benchmark for sustainability



Excellent public transport connections
(Glider and Rail Halt)



Sustainable Brown Field Development



Provision of showers and changing facilities



Touchless Access & Destination Control System



Daylight Dimming and PIR Control, Energy Efficient Lighting



Rainwater Harvesting and Recycling



Photovoltaic Panels (PV)



Extensive Public Realm steeped in Belfast's rich maritime heritage assets



Located on national cycleway, adjacent to Belfast Bikes hire stations, secure enclosed cycle parking



Full Building Management System (BMS) with Tenant Access for Independent Control of Office Heating and Cooling Systems

Healthier Workforce

Designed to enhance the wellness of your team

Olympic House Belfast has been designed to enhance the health and wellbeing of your employees — a place where they will love to work.

A happy and healthier workforce increases productivity and employee retention. Olympic House and Titanic Quarter's extensive public realm sets a new benchmark for Belfast in creating a healthier working environment.





A happier and healthier workforce increases productivity and employee retention



Excellent public transport connections — Glider and Rail Halt



Located on national cycleway, adjacent to Belfast Bikes hire stations, secure, enclosed cycle parking



Extensive public realm steeped in Belfast's rich maritime assets



Provision of showers and changing facilities

Sustainability

Olympic House Belfast is BREEAM Excellent



Designed in line with the UK Government
'Greener Buildings' policy.

Green Features

Rainwater harvesting and recycling captures, filters, stores and re-uses rainwater within the building — an excellent method of ecological and sustainable rainwater management

Photovoltaic panels (PV)

All electricity used in Olympic House comes from renewable sources

Full Building Management System with tenant access for independent control of office heating and cooling systems

Contactless access from entrance to desk

Daylight dimming, PIR control and energy efficient light fittings

Pedestrian routes, cycleway, Belfast Bike Hire stations, Glider and rail halt on the doorstep





Titanic Quarter

The heart of Belfast's innovation district

Titanic Quarter is the heart of Belfast's Innovation District and home to over 100 national and international businesses including Citi, Amazon, HBO, Microsoft, IBM, SAP, Belfast Met and Queen's University.



Titanic Quarter has already contributed £726million GVA and hasn't even reached the half-way point of development






Titanic Quarter is a regeneration development that goes beyond functionality; a place that enhances the wellbeing of the people who live, work, visit and stay here, and a sustainable and safe environment for future generations.

Over £610 million has already been invested and some 20,000 use Titanic Quarter daily, which is now attracting over 3.5 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.

£104million of social value has been generated through work, health and wellbeing, apprenticeships and volunteering.

There are ambitious plans for Titanic Quarter with capital investment reaching £2billion — by 2035 the residential population will increase from 1,000 to over 8,800 and visitor numbers to over 5.6million per year through a further 2,500 homes for all, and over 1.2 million sq. ft. of new employment, leisure and retail space.



**Titanic Quarter has
gone from a master plan
to reality as a thriving
and bustling destination**

Titanic Quarter



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



Over 3.6 million people visit Titanic Quarter each year



Titanic Studios, where EMMY Award winning Game of Thrones was filmed



£610 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



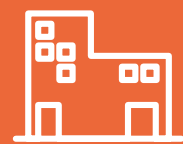
Europe's fastest direct fibre optic links to North America



Titanic Belfast — has now welcomed 6.5 million visitors from over 145 countries since opening in 2012 and was named 'Worlds Leading Tourist Attraction' in 2016



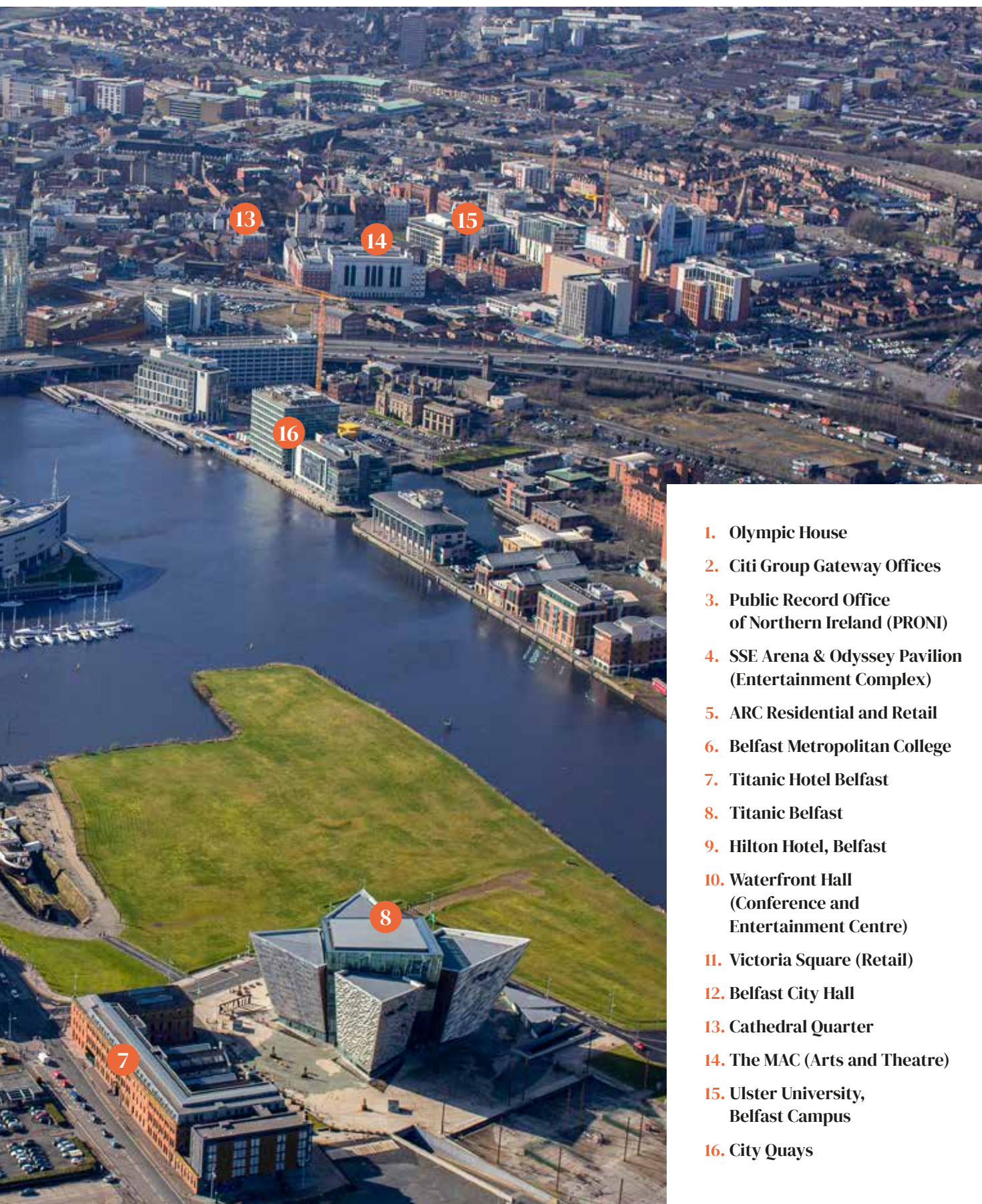
Entertainment facilities include SSE Arena, Odyssey Pavilion and Vertigo Indoor Skydiving, Inflatapark and Ninja Warrior Course



Over 100 national and international organisations including Citi, Microsoft, IBM, SAP, HBO, Amazon, 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 Northern Ireland (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

Location — Belfast

Titanic Quarter is located in central Belfast — one of the Top 20 Sustainable Destinations in the world



Titanic Quarter is in the heart of Belfast city which is recognised by the Global Destination Sustainability Index as a city committed to sustainable development and growth and is ranked as one of the top 20 sustainable destination in the world. Belfast's resilience strategy, the city's first climate plan, outlines 30 transformational programmes to transition Belfast to an inclusive, zero emissions, climate resilient economy within a generation.



Belfast is the capital and, the economic and cultural heart of Northern Ireland. With first class universities and world leading financial services, creative industries and technology centres, Belfast has one of the lowest occupational and operational costs in the UK with access to best in class ICT infrastructures.

Northern Ireland has more Foreign Direct Investment jobs than any other region of the UK and over 70% of new investors choose to reinvest in the region. Belfast was awarded the best city in the UK to start a new business according to Hitachi Capital Invoice Finance in 2021.

Over 1,100 international operate in Northern Ireland

Top four accounting firms have substantial presence in Belfast

Highest percentage of qualified professionals in the UK

Location — Belfast



Over 16,000 graduates annually from Queen's University and Ulster University



World's top destination for financial technology investment projects



Northern Ireland 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



Travel time from suburbs to Belfast City Centre is 20 minutes



Direct rail connection to Dublin in less than 2 hours



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



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



Location & Access

Titanic Quarter is at the forefront of sustainable transport innovation

Titanic Quarter and Belfast Harbour continue to invest in infrastructure, with the latest projects to enhance pedestrian and cycle routes within Titanic Quarter and improving connectivity to Belfast city centre and beyond, costing £3million.

By offering alternative transport options, Titanic Quarter aims to reduce vehicle use by a minimum of 35% by 2035.

Car sharing and car clubs will be soon be introduced, along with a number of further measures, to ensure that the reliance on car travel is significantly reduced.



Belfast City Airport is within 10 minutes drive and Belfast International Airport is under 30 minutes by road, making London accessible within one hour and Dublin accessible within two hours by train



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 two minutes walk from Olympic House



Boat

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



Cycle

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

Connectivity

Titanic Quarter has developed one of the UK and Europe's most advanced, secure and connected telecoms hubs

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.



“

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

UK Department of
Culture Media and Sport

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Floor Plans

Space

Schedule of areas & floorplans

Floor Level (sq. m.)

	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

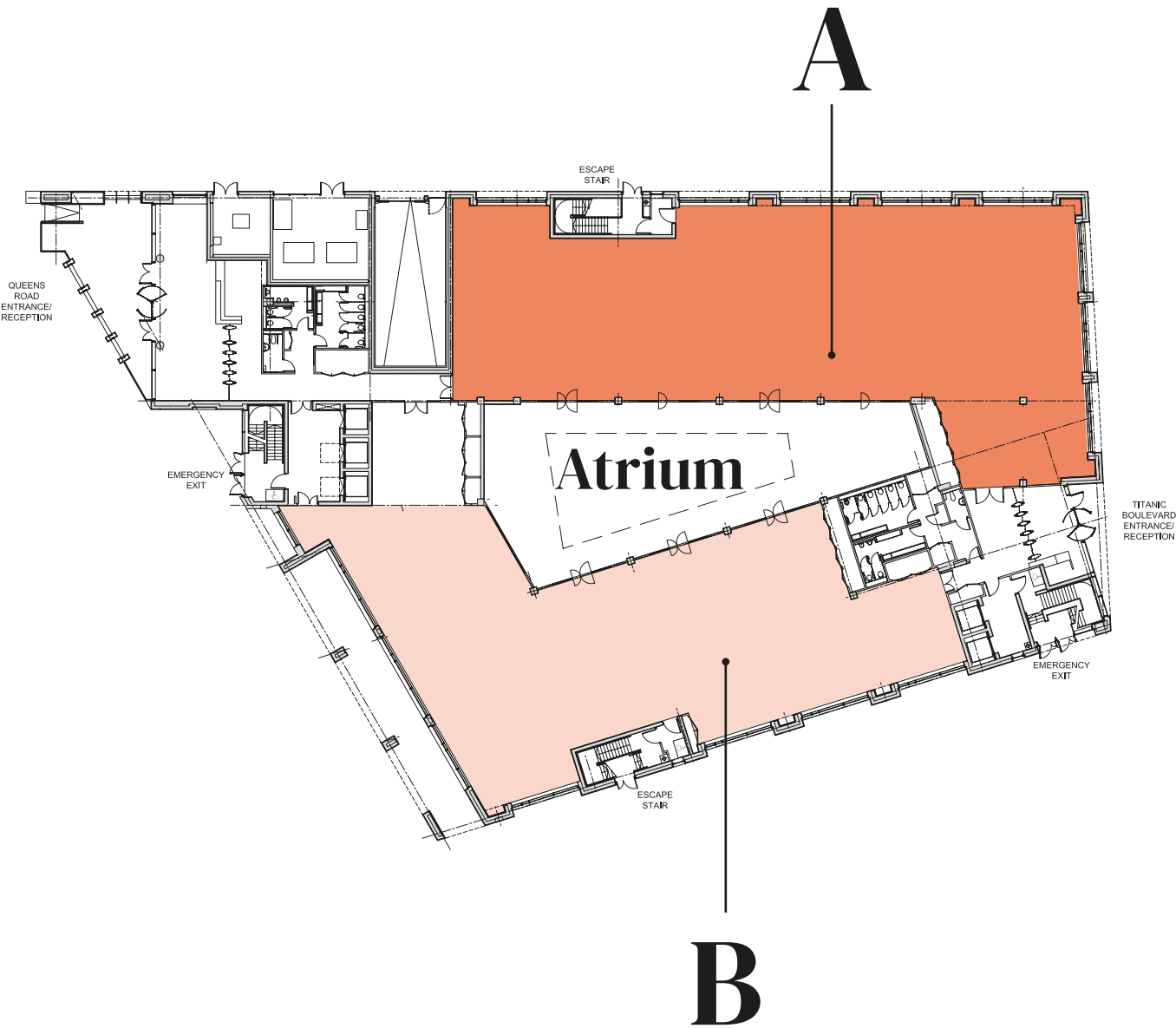
Floor Level (sq. ft.)

	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	Block B	Atrium
Net sq. m. — 821	Net sq. m. — 755	Net sq. m. — 350
Net sq. ft. — 8,837	Net sq. ft. — 8,126	Net sq. ft. — 3,767



Total
Net sq. m. — 1,926 Net sq. ft. — 20,730

Spaceplan Cellular Office

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



142	230	70 (49%)	72 (51%)	142 (57%)	108 (43%)
Headcount	Max Occupancy	Open Seats	Enclosed Seats	Work Seats	Collab Seats

Spaceplan Open Plan

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



229	230	225 (98%)	4 (2%)	229 (57%)	172 (43%)
Headcount	Max Occupancy	Open Seats	Enclosed Seats	Work Seats	Collab Seats

Space Specification

Olympic House provides an exceptional quality Grade A standard of office accommodation and is a building of architectural merit.



Key Elements of Specification



Floors and ceilings

150mm (nominal) raised access floor medium strength on 600mm x 600mm grid

Floor to take carpet tiles

3m minimum floor to ceiling height within office floor plates

Grid type suspended ceiling, 600mm x 600mm with fine 15mm regular profile. Tile to be Armstrong Dune or similar

5% of the floor area is heavy duty tiles for storage as per BCO



Lifts

Five x 15 persons passenger lifts with two lifts doubling as a passenger and fire fighting lift

Lift with additional height for goods and furniture transport



WCs & showers

Ground floor visitors WCs

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

BREEAM Excellent

Target EPC "A" rating

Space allocation for tenant standby generators with access to shared service risers for cabling

OLYMPIC HOUSE



Letting agent

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CBRE

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Developed by

 **TITANIC[®]**
QUARTER
Belfast, Northern Ireland

Belfast
Harbour