

THE EWART

BEDFORD SQ



210,000 SQ FT OF GRADE A OFFICE SPACE
COMPLETION QUARTER 4 2021

THEEWARTBELFAST.COM

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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.


Bedford Street, Belfast




**GRAND
CENTRAL**
HOTEL BELFAST

ESTABLISHED 1869 RE-ESTABLISHED 2021

The former Ewart Warehouse is an iconic B listed building. Originally constructed in 1869, it was a confident expression of Belfast's world dominance in the Linen trade.

It is being sensitively restored to its former glory and will be extended to provide exemplar Grade A office accommodation. The building will be physically connected at first and second floors to a contemporary high specification 17 storey office, grouped around a central courtyard with convenient access to both Bedford and Franklin Street, immediately adjacent to the new luxury Grand Central Hotel.

THE LOCATION

MADE IN BELFAST



Located 4mins walk from
Belfast City Hall

THE EWART
BEDFORD SQ

WEAVERS CROSS
TRANSPORT HUB
6 MINS

EUROPA HOTEL
4 MINS

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 BEST BELFAST HAS TO OFFER

Central working in the heart of Belfast's business district. Belfast City Hall is within 300 metres from the building entrance, as are the headquarters of three major retail banks, Danske Bank, Bank of Ireland and Ulster Bank.

Adjacent to the site on Bedford Street is the iconic Grand Central Hotel.



1



2

THE LOCATION

DISCOVERY AROUND EVERY CORNER

The building enjoys excellent amenities, being located less than 70 metres from the historic Ulster Hall, within 500 metres of Belfast's main retail hub at Donegall Place, and within 400 metres of the regional transport hub at Great Victoria Street.

Images, Previous page:
Margot (1), Rita's (2).
This page: Henrys (3),
The Merchant (4) The Jail
house (5), Deanes (6).



DISCOVER A DYNAMIC NEW BELFAST

Belfast has a population of 1.8 million - one of Europe's youngest and fastest growing. 53% of the population is under the age of 40. A steady stream of enthusiastic, talented people for knowledge-based companies seeking a strong workforce.

EDUCATION & TALENT

TALENTED PEOPLE

Students consistently outperform candidates from other UK regions at GCSE and A-Level.

According to a major survey, Northern Ireland has the best performing education system for primary maths in Europe, and the sixth best in the world.

Low labour turnover rates.

ADVANCED TELECOMMUNICATIONS INFRASTRUCTURE

A resilient, digital network provides high-speed voice and data connections throughout the world.

A high capacity, low-latency transatlantic cable system, providing direct connectivity between Northern Ireland and North America, as well as onward connectivity to Europe and beyond.

85% access to ultrafast broadband

COMPETITIVE OPERATING COSTS

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

Northern Ireland has some of the lowest prime office rental costs in Europe and the world. 62% lower than Dublin and 77% lower than London.

THE REGION'S EDUCATION SYSTEM IS RECOGNISED AS AMONG THE BEST IN EUROPE.

Nearly a fifth of public expenditure is on education and northern Ireland consistently outperforms all other UK regions in academic qualifications.

Two world-class universities Queen's University Belfast and Ulster University and an extensive network of further education colleges provide excellent academic and vocational training.

Both universities are responsive to business, creating graduates with skills, competency and acumen in business-relevant areas.

**OVER
4,000**
**PEOPLE GRADUATE EACH
YEAR WITH BUSINESS
QUALIFICATIONS IN
NORTHERN IRELAND.**



85%
**ACCESS TO ULTRAFAST
BROADBAND**



UP TO 30%
**LOWER OPERATING COSTS THAN OTHER
LOCATIONS IN THE UK AND EUROPE.**

BUSINESS ENVIRONMENT

NORTHERN IRELAND IS AN EASILY ACCESSIBLE LOCATION. LONDON IS ONLY AN HOUR AWAY BY AIR, WITH DUBLIN ONLY TWO HOURS BY RAIL AND ROAD FROM BELFAST.

Northern Ireland operates in the same time zone and regulatory environment as the rest of the UK. The region has three airports and there are multiple daily direct flights to a variety of European business locations.

Northern Ireland is the only part of the UK that shares a land border with a Euro participant (Republic of Ireland).

A SUPPORTIVE BUSINESS ENVIRONMENT

Invest Northern Ireland is the region's economic development agency. It helps new and existing businesses to compete internationally and attract new investment to Northern Ireland and can offer Financial, technical and advisory support.

TRACK RECORD

Northern Ireland is a highly successful region for attracting inward investment projects.

Key investors include multi-national companies such as Allen & Overy, Seagate Technology, Fujitsu, Bombardier Aerospace, Microsoft, Citi, Liberty Mutual, the Allstate Corporation and Baker McKenzie.

1100 international companies have invested in Northern Ireland operations.

75 % of new investors have reinvested.

1100
INTERNATIONAL COMPANIES HAVE INVESTED IN NORTHERN IRELAND OPERATIONS.

75%
OF NEW INVESTORS HAVE REINVESTED.

TOP 3
FINTECH LOCATIONS OF THE FUTURE AFTER LONDON & SINGAPORE.



FINANCIAL SERVICES SECTOR

Belfast, the region's capital, is ranked as the world's top destination for financial technology investment projects and has been ranked in the top 3 Fintech locations of the future after London & Singapore. (Source FT FDI Markets 2019).



GLOBAL PROFESSIONAL SERVICES

NORTHERN IRELAND HAS A DEPTH OF SKILLS AVAILABLE FOR HUMAN RESOURCES, FINANCE, AUDITING, SUPPLY CHAIN MANAGEMENT, CUSTOMER SUPPORT, MARKETING, CONSULTANCY AND LEGAL SERVICES.

Education company, Pearson set up its Finance Services Centre in Belfast to support its global finance function. Consultancy houses EY, PwC and Deloitte have all announced major expansions in Northern Ireland.

SOFTWARE DEVELOPMENT

Belfast is Europe's leading location for new software development projects. Investors include - Allstate, CyberSource (a Visa company), Fujitsu, Cayan, BT, Arris and WANdisco.

CYBER SECURITY

Belfast is the leading destination city globally for US FDI cyber security development projects. Leading US cyber security companies including Rapid7, WhiteHat Security, Anomali and Proofpoint have opened operations in Northern Ireland. CSIT, the Centre for Secure IT at Queen's University Belfast is the UK Innovation Knowledge Centre (KC) for secure information technologies.

FINANCIAL SERVICES TECHNOLOGY

Northern Ireland supplies sophisticated software for the world's major financial institutions. Our cluster includes multinationals such as Citi, Vela Systems, CME Group, FinTru and Fidessa as well as local companies such as First Derivatives.

70%
OF OUR IT AND TELECOMS PROFESSIONALS HOLD A HIGHER EDUCATION QUALIFICATION

TECH TALENT

70% of our IT and telecoms professionals hold a higher education qualification - the highest in the UK. We have pools of talent in the fast growing areas of animation, AI, mobile apps and immersive technology.

EUROPE'S
LEADING LOCATION FOR NEW SOFTWARE DEVELOPMENT PROJECTS.



BELFAST'S MOST CONNECTED LOCATION

THE EWART is perfectly located at the heart of Belfast. Situated on the vibrant Bedford Street between the multitude of theatres and restaurants, it is within walking distance of Belfast City Hall and various first class hotels. Easily connected to main transport hubs and conference centres, it offers a perfect office space.



BELFAST TO

**GEORGE BEST
CITY AIRPORT**
10 MINUTES

**INTERNATIONAL
AIRPORT**
27 MINUTES

DUBLIN
1½ HOURS



BELFAST TO

EDINBURGH
½ HOURS

MANCHESTER
1 HOURS

LONDON
1 HOURS

PARIS
1½ HOURS

BARCELONA
2½ HOURS

BERLIN
2½ HOURS

MILAN
2½ HOURS

NEW YORK
7½ HOURS

HONG KONG
14 HOURS



HOTELS

- 01 GRAND CENTRAL HOTEL
- 02 MALDRON HOTEL
- 03 CLAYTON HOTEL
- 04 EUROPA HOTEL
- 05 FITZWILLIAM HOTEL
- 06 JURYS INN
- 07 TEN SQUARE HOTEL

CAFES / RESTAURANTS / BARS

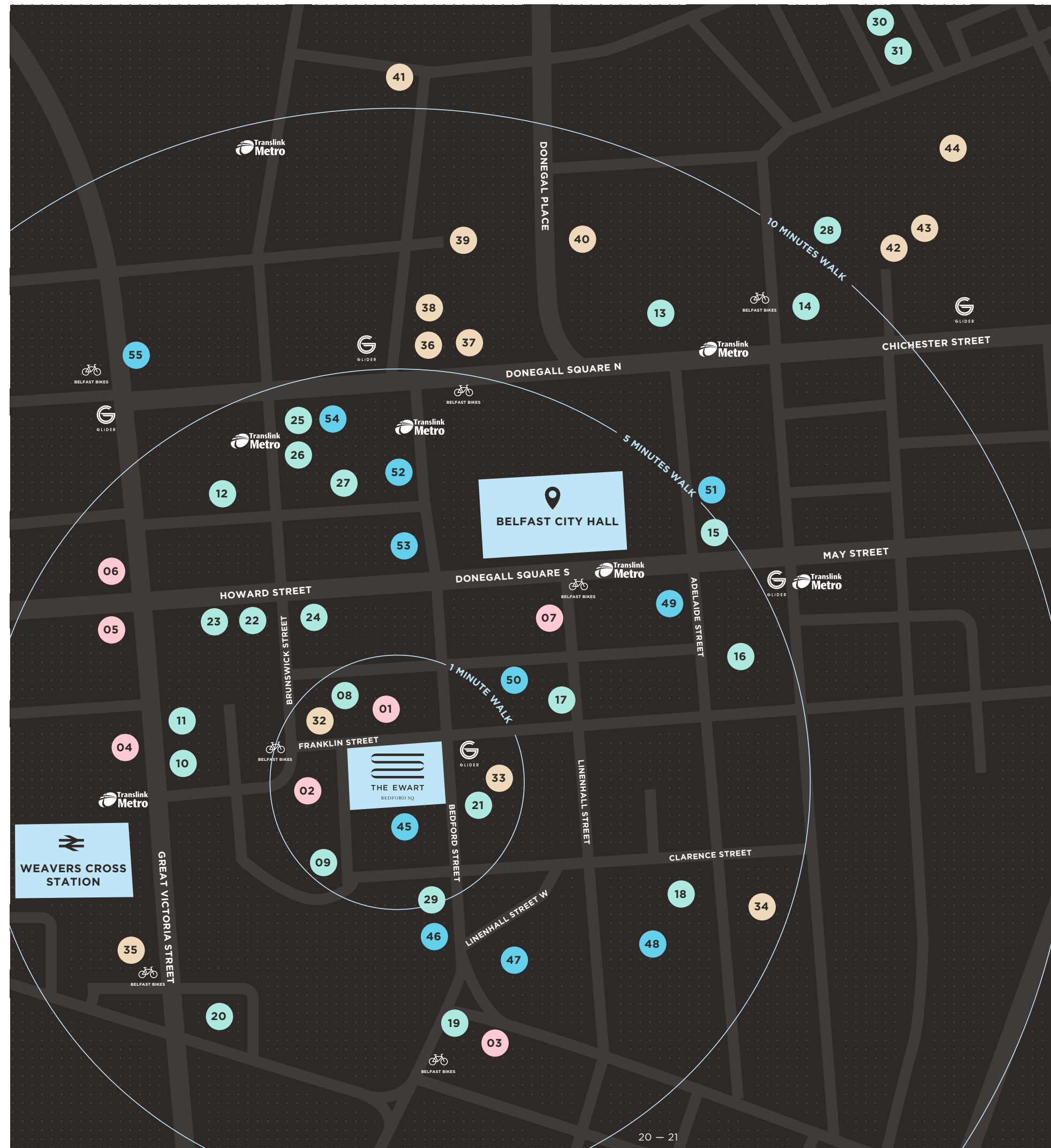
- 08 THE PERCH BAR
- 09 PANAMA
- 10 CROWN BAR
- 11 STARBUCKS
- 12 EDO
- 13 CAFE PERISIEN
- 14 CAFE NERO
- 15 MARGOT
- 16 STARBUCKS
- 17 COCO
- 18 ZEN
- 19 NANDOS
- 20 GINGER BISTRO
- 21 HARLEM CAFE
- 22 FLAME
- 23 HOWARD STREET
- 24 DEANES
- 25 HOME
- 26 STIX & STONES
- 27 MADE IN BELFAST
- 28 REVOLUCIÓN DE CUBA
- 29 PUG UGLYS
- 30 THE JAILHOUSE
- 31 HENRYS

SHOPS / LEISURE / RECREATIONAL

- 32 9 ROUND FITNESS GYM
- 33 ULSTER HALL
- 34 PUREGYM
- 35 BELFAST GRAND OPERA HOUSE
- 36 HOTEL CHOCOLAT
- 37 WELCOME CENTRE
- 38 LINEN HALL LIBRARY
- 39 BOOTS
- 40 M&S
- 41 PRIMARK
- 42 VICTORIA SQUARE
- 43 ODEON CINEMA
- 44 BETTER GYM

BANKS / BUSINESS

- 45 INVEST NI
- 46 DELOITTE
- 47 BBC BUILDING
- 48 CBRE
- 49 BANK OF IRELAND
- 50 EY
- 51 ULSTER BANK
- 52 SCOTTISH PROVIDENT BUILDING
- 53 DANSKE BANK
- 54 PWC
- 55 PROGRESSIVE BUILDING SOCIETY



THE BUILDING



THE EWART

THE BUILDING ESTABLISHED FOR BUSINESS

The Ewart will offer over 210,000 SQ FT of flexible, sustainable and dynamic office and retail space that will be part-occupied by Deloitte, one of the world's largest professional services firms, for their new Belfast headquarters.



THE BUILDING

MAKING AN ENTRANCE

First impressions count. The combination of a perfect setting and the design-driven architectural quality of this landmark development will together create some of the most sophisticated and desirable office space in the city.

An iconic building with both the past and the present at it's heart. -



THE EWART

THE EWART
BEDFORD SQ



BUILDING TWO

LEVELS	SQ FT	SQ M
Sixteenth	Deloitte.	
Fifteenth	Deloitte.	
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	Deloitte.	
Second	Deloitte.	
First	Deloitte.	
Ground	2,784	259 (Retail Space)

129,340

AVAILABLE NIA

BUILDING ONE

IN GOOD COMPANY

BUILDING ONE FULLY LET TO
Deloitte.
SECURED AS NI'S LARGEST
OFFICE LETTING OF 2019

210,000

TOTAL NIA

124

BICYCLE SPACES

17

FLOORS



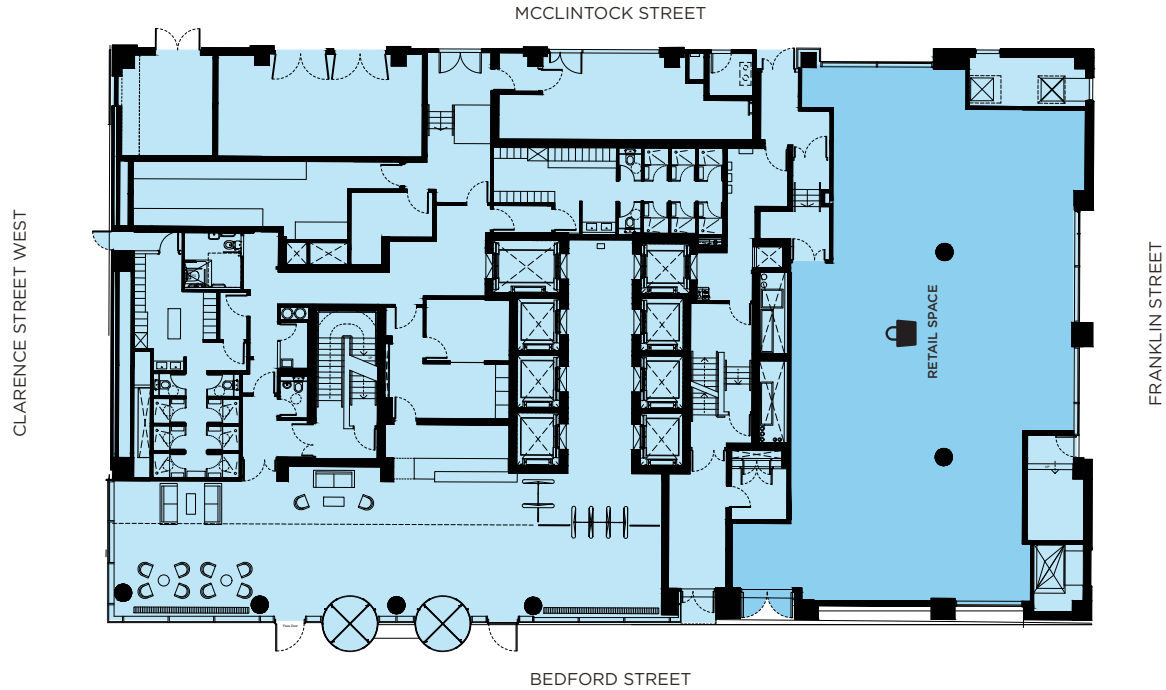
NORTHERN IRELAND'S FIRST COMPLETED NEW
BUILD GRADE A OFFICE BUILDING TO ACHIEVE
A WIRED SCORE PLATINUM CERTIFICATION

THE FLOOR PLANS

SPACE THAT WORKS FOR YOU

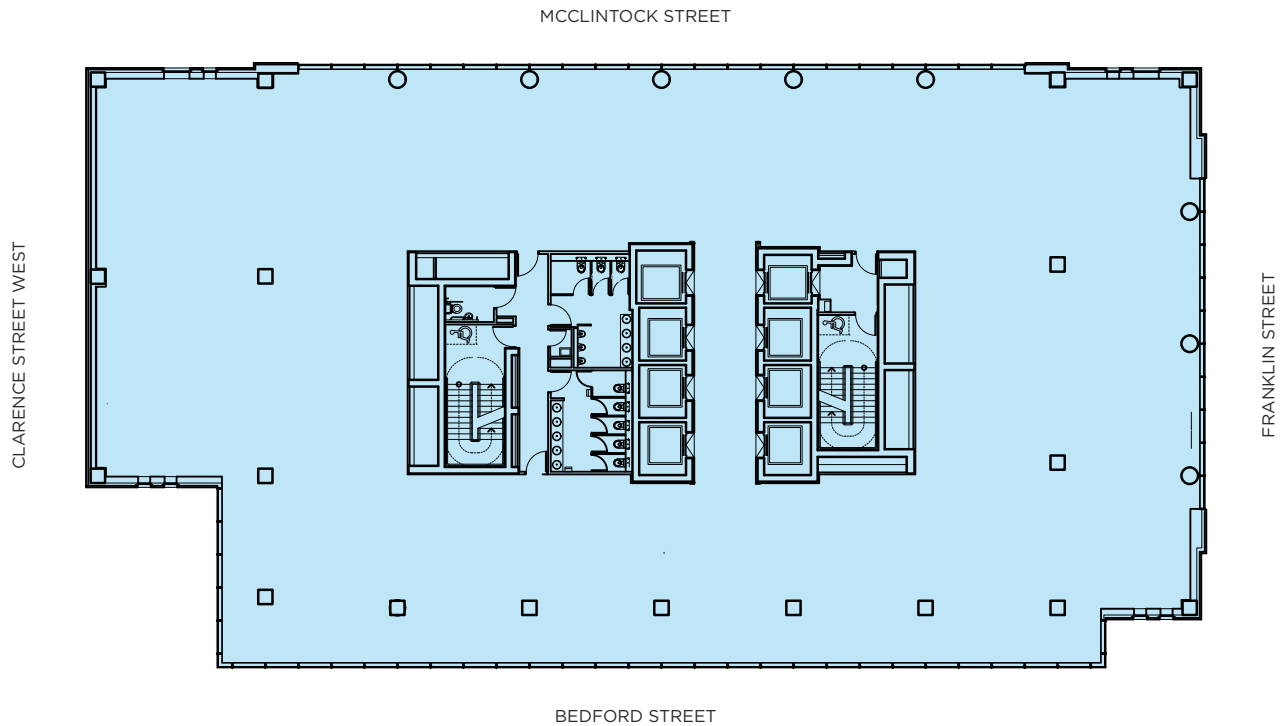
GROUND FLOOR PLAN

Ground Floor - 2,784 SQ FT (RETAIL)



TOWER TYPICAL FLOOR PLAN

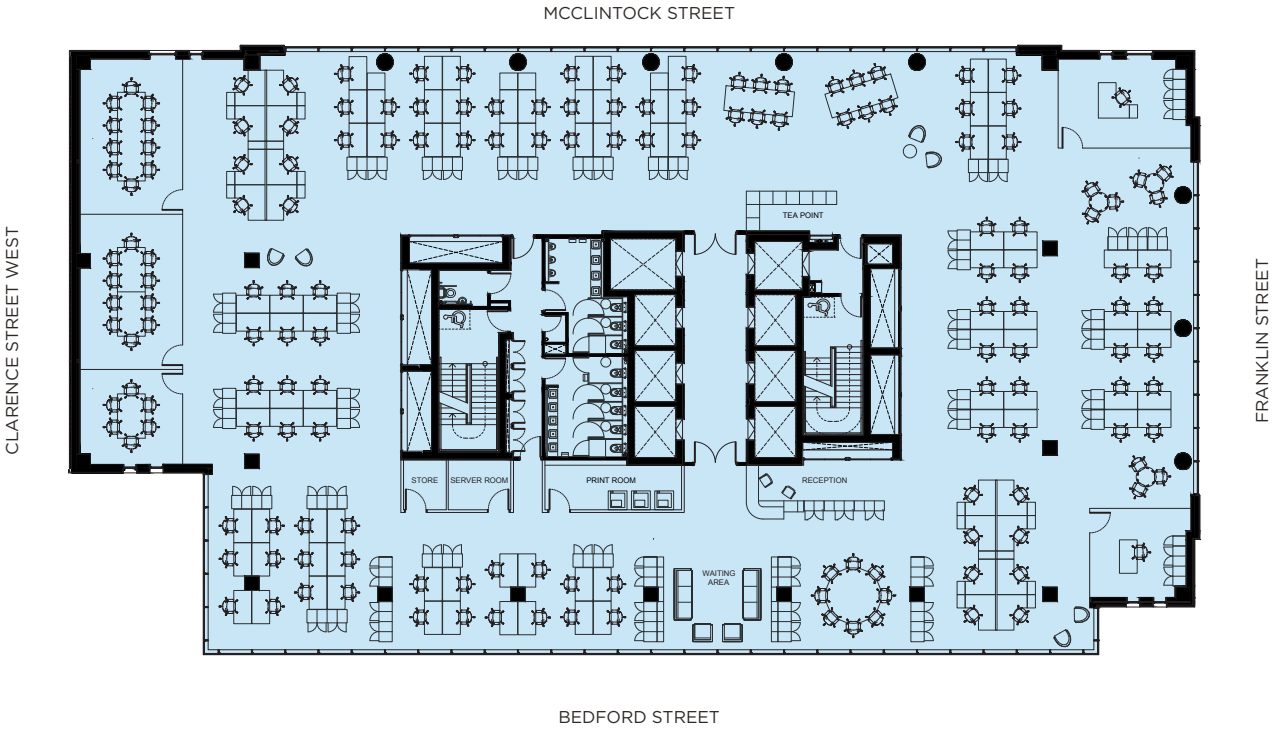
Tower Levels 4 to 14 - 11,513 SQ FT



PROFESSIONAL SERVICES (1:10 RATIO)

Capacity Details for Typical Floor Plan

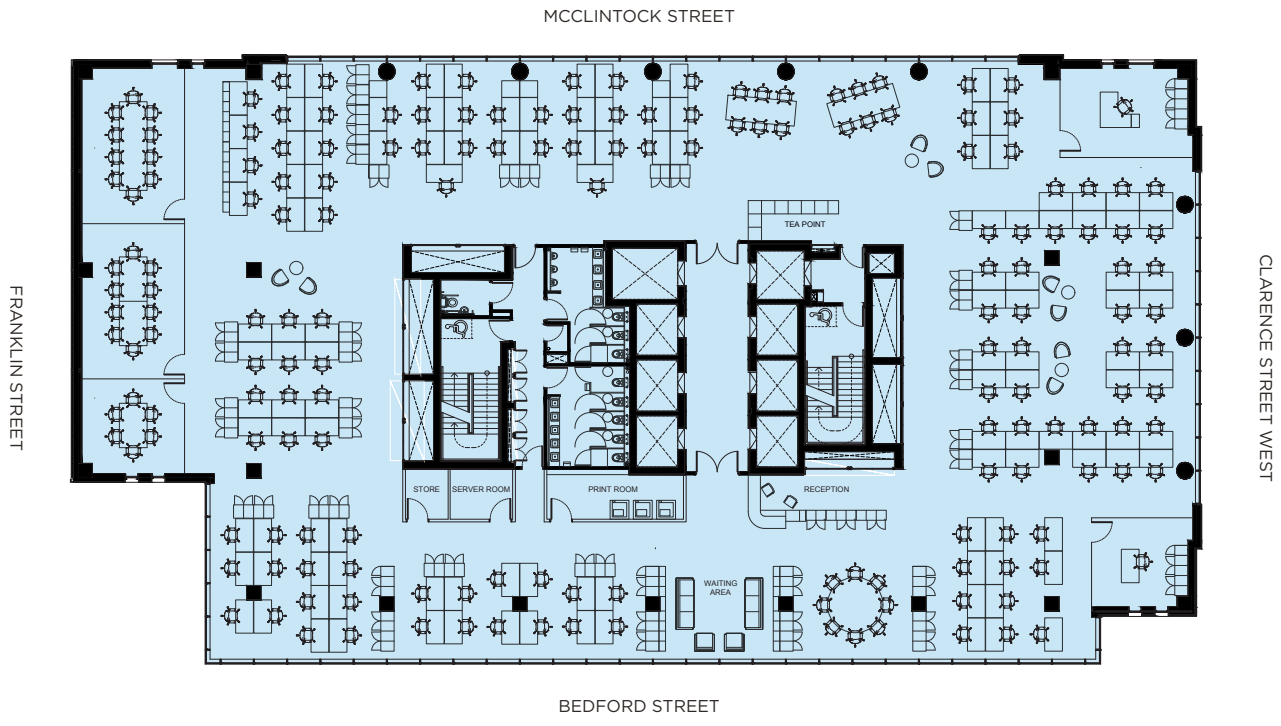
Desks: 106 | Offices: 2 | Meeting Rooms: 3 | Breakout Area: 3 | Communal Table: 6 | Sofas: 2



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



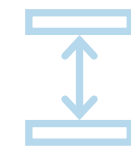
THE SPECIFICATION

BRIGHTER BIGGER BETTER

The perfect working environment.
Unrivalled panoramic views across
Belfast City Centre and beyond.

STATE OF THE ART WORKING

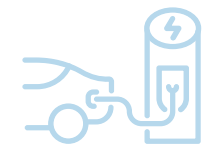
THE EWART has been designed to be of high quality and to display a high level of environmental awareness. The building will be rated as BREEAM Excellent, but in addition, the office spaces themselves have been designed to maximise natural daylight and provide the perfect working environment.



**FLOOR TO
CEILING HEIGHT**
2.7m



**EPC A
RATING**



**ELECTRIC CAR
CHARGING POINTS**



20 CAR PARKING SPACES
Located in secure basement



TYPICAL FLOOR PLATE
11,513 sq ft



DRYING ROOM

1:8

BASE OCCUPANCY
(Person/sq. m)

BREEAM®

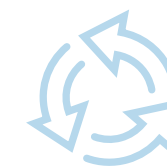
**TARGETED
EXCELLENT RATING**



124 BICYCLE SPACES
Located in secure
basement car park



13 SHOWER CUBICLES
6 Male, 6 Female,
1 Unisex



**FOUR PIPE FAN
COIL AIR CONDITIONING**
Served by chillers located at
roof level plant area & LTHW
boilers located within basement
plantroom



RECEPTION
High quality double
height reception area



8 PASSENGER LIFTS
Waiting time -
25 seconds or less
Lift Speed - 3m/s



**WIRED SCORE
PLATINUM CERTIFICATION**



124 LOCKERS
62 Male, 62 Female

THE FINER DETAILS

GENERAL DETAILS

Raised Floor Zone

150mm

Floor to Ceiling Height

2700mm

Means of escape ratio

1 person per 6m²

Toilet Provision

Exceptionally designed toilet and wash room facilities with male, female and unisex toilet provision on every floor.

STRUCTURAL PROVISION

Substructure

Foundations - Contiguous flight auger piled foundations.

Basement slab - 400mm reinforced concrete slab cast in waterproof concrete.

Retaining Walls - Secant pile installed to form the perimeter basement wall.

Superstructure

Floors - Typical upper floors are designed as insitu concrete flat slabs, Generally of 40N/mm²

Loading provisions

3.0KN/m² typical upper floor live load, in addition,

5% of floor area will be designed for 7.5kN/m²

0.85KN/m for raised floors, ceilings and services.

Glazing

Double glazed vision units to have a G value of 0.41. Glazing to be heat soaked toughened/ laminated as required. Glazing to provide laboratory tested attenuation of 39dB.

Curtain Walling

Proprietary, thermally broken, extruded aluminum framed system with 60mm sightlines. Pressure plate and face capped system. All framing to be polyester powder costed, matt finish.

MECHANICAL & ELECTRICAL

Plant

Covered plant spaces are provided within the basement level, and open plant space at roof level, serving the office floors and core areas by vertical riser ducts.

Electrical Installation

- 2 x 2.5MVA 11kV/400V or 6.6kV/400v transformers, serving a landlord main switchboard and distribution system.

Lighting

Offices: Office lighting comprising recessed modular luminaries selected to comply with the design intent of CIBSE Lighting Guide LG7.

Reception: Overhead feature lighting provided to reception area.

Cooling Allowances

Lighting: 10W/m²

Small Power: 25W/m²

Office occupancy climate ratio

1 person per 8 sq m

Acoustic Levels:

Office NR40

Toilets NR45

Staircases NR45

Passenger Lift Provision

8 High speed OTIS passenger lifts.

Waiting time 25 seconds or less. Lift Speed - 3m/s.

Handling capacity- 12% population in 5 mins.

Fresh Air Provision

Offices - 12 l/s per person. One person per 8m² (riser ducts and AHU's shall be sized at 110%).

Toilet - 10 air changes/hr make-up (10 air changes/hr extract).

Showers - 10 air changes per hour.

CONNECTIVITY

Telecommunications and Data Installation

The Ewart has attained Wired Scored Platinum Certification.

The number and size of telecommunications ducts entering the building have been appropriately specified in the design to ensure the building is able to accommodate multiple service providers. The building's Telco Room has been designed to prevent damage to service provider equipment from localised flooding.

Two diverse intakes on different sides of the building have been implemented in the design to enable diverse routes for incoming service provider cabling. Two communication risers will support diversity and protect against potential disruption.

The building's design incorporates dedicated, secure and climate-controlled space for service provider equipment to be located.

A back-up generator has been specified to supply emergency power to service provider equipment.

TalkTalk Business, Openreach and Virgin Media have fibre infrastructure in the vicinity.

SERVICING

Servicing

Service vehicle access at ground level from McClintock Street

Refuse and Recycling

There is a refuse store provided at the rear of the building opening onto McClintock Street at ground floor level.

Basement level

20 Car parking spaces.

124 secure cycle spaces in basement with associated showers and change areas on ground floor.

MEET THE TEAM

DEVELOPMENT BY:



PRINCIPAL CONTRACTOR:



A DEVELOPMENT BY MRP, THE PROPERTY DEVELOPMENT AND INVESTMENT DIVISION OF MCALEER & RUSHE.

MRP focuses on the creation and management of high quality office, hotel, student and residential accommodation throughout the UK & Ireland, operating from offices in London, Belfast and Head Office in Cookstown.

1.3 BN
DEVELOPMENT
PROGRAMME(£)

250 M
CURRENT
PROJECTS (£)

310 M
ASSETS UNDER
MANAGEMENT (£)

ARCHITECT:



STRUCTURAL ENGINEER:



MEP:



AGENTS:



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