

This is your business, elevated.
Find out how a Metro Office membership
can raise your workspace to new heights

**6-9 Donegall Square South
Belfast, BT1 5JA**

metrooffice.co.uk

Elevate your office to BT1

Flexible, private workspaces
with unrivalled views of
Belfast City Hall





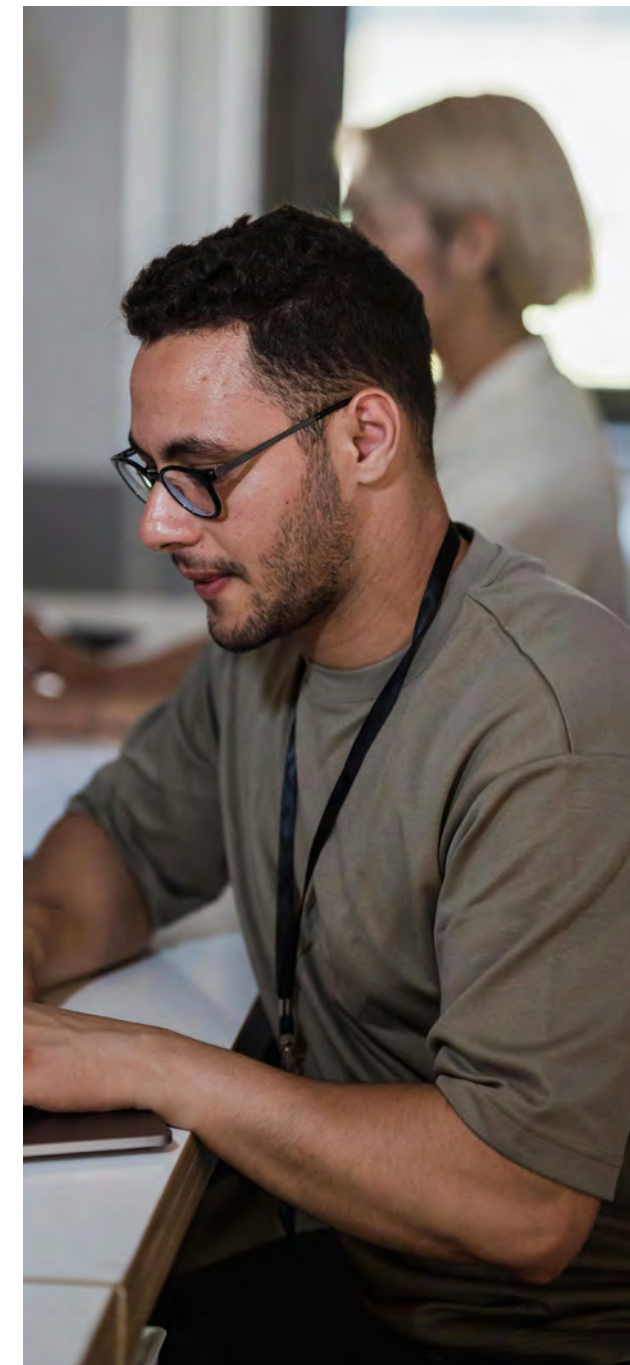
A new rhythm in the heart of Belfast

Imagine a workspace that you're proud to call your home away from home. A place that boasts character and connection; impressing you and your clients alike.

Better yet? It has brag-worthy membership perks, modern technology, a stocked kitchen, and the commute is a breeze – with underground parking too.

It's not too good to be true. We're Metro Office, a Grade A office experience on Donegall Square. We elevate you and your business at every touchpoint, right here in Belfast's vibrant city centre.

Let's get to work >





GRADE A OFFICE SPACE

Contemporary private offices (with a view)

Pairing modern workspace architecture with panoramic views of Belfast's lively Cathedral Quarter, we're proud to offer workspaces with form and function.

Laid out across two floors, our Metro Office Grade A workspaces are designed to feel like your very own – without locking you into lengthy contracts.

Membership benefits:

- Flexible contracts
- Priced per month, per desk
- All-inclusive amenities and perks
- Shorter agreements, no CapEx costs
- Total space of 110,000 sq ft
- Up to 110 sq ft per person per floor
- On-site parking available
- Quick move-in times



Contemporary office concept designed by senior architect, Timothy Lee (PLY Design).



Floor-to-ceiling windows with natural light and inspiring views of Belfast city centre.



Fully furnished office with ergonomic features, tech integration and greenery.



A holistic approach to work well-being, with full-service amenities and ample perks.







LOCATION, LOCATION, LOCATION...

Metro connections

When it comes to business, connections matter – not just between people, but to your workspace. With underground parking, bike storage and ample travel connections, we offer hassle-free commuting in the city centre. Where could a Metro Office membership take you?

Metro parking:

- 50 underground dry parking spaces
- Underground dry bike racks & lockers
- EV charge point

Travel links:

- Glide bus stop (outside)
- Metro City Centre bus stop (outside)
- Great Victoria St. Station (6 min walk)
- Lanyon Place Station (15 min walk)
- Belfast City Airport (10 min drive)
- Belfast International Airport (25 min drive)

Public parking:

- Various multistorey car parks nearby
- Montgomery St. car park (4 min away)
- Lanyon Place Park & Ride (10 min away)
- North Side Park & Ride (10 min away)





Elevate your business
with a Grade A office,
right on the square





EASE THE PRESSURE

Memberships that grow with you

Our memberships are created with your business in mind. You can flex up or down, cutting the costs of traditional leasing and bills entirely – whether you're a solopreneur, growing a team or part of a fully established workforce.

Priced per desk, per month:

- Private offices laid out per specification
- 4,300 sq ft of shared breakout space
- Flexible agreements for 2-600 people
- Fully furnished, high-spec offices
- Sit-stand desks and ergonomic chairs
- High speed Wi-Fi
- Dedicated, secure bandwidth
- VoIP and call diversion capabilities
- All-inclusive facilities (see amenities)
- Free gym membership

Virtual office memberships:

- BT1 business address
- Access to meeting rooms
- Post handling
- Call forwarding

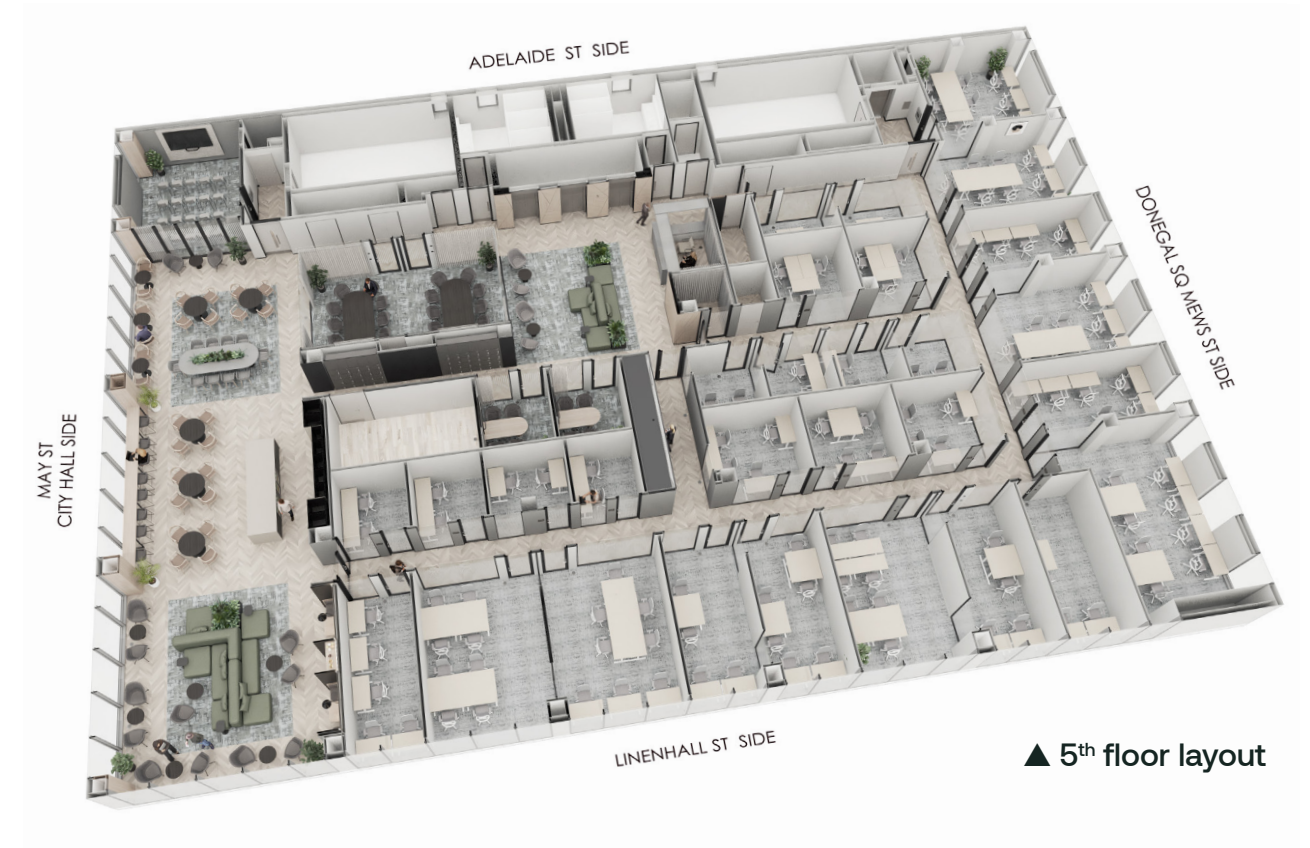
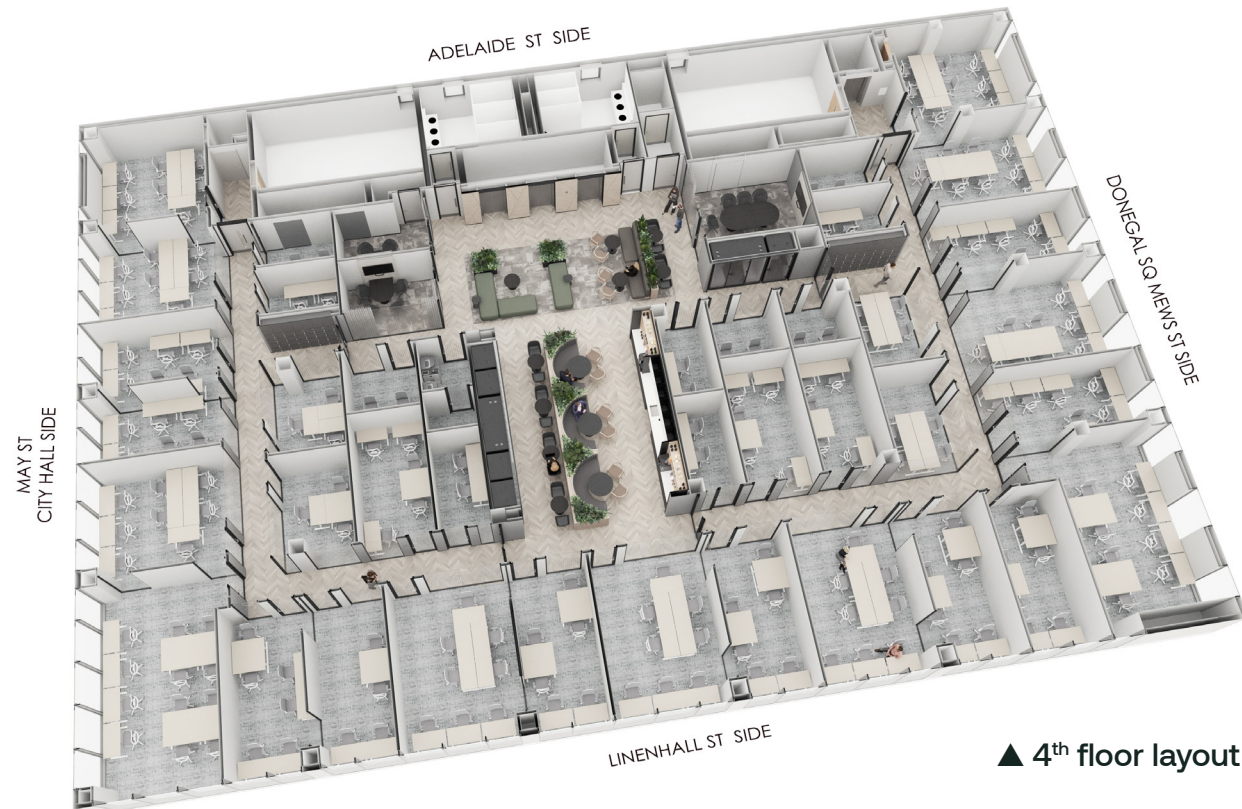
Members app & web portal:

Book meeting rooms, use as a digital key to gain access, view events, connect with your team and manage your account.



SPECIFICATIONS

High quality offices over two floors



Our Grade A size adaptable office suites on each floor include:

- Mergeable room options
- Raised access flooring with 3m ceilings
- Individually controlled heating/cooling
- Fibre optic broadband to every office
- High-spec LED lighting
- Accessible toilets, WC & showers
- Kitchen / breakout areas
- Fully air conditioned



Why choose us?

In addition to our captivating views, architect-designed spaces and elevated working culture, there are several reasons to choose us over traditional office contracts. Let's compare.

Metro Office membership



Short licences, better flexibility, lower financial commitment



No initial investment in CapEx and fixed assets



Electricity, water, maintenance rates and service charge included



Build and fit-out ready, with no move-in costs



Eco-friendly solutions, recycling and cleaning included



No building insurance, PPM schedules or dilapidation

Traditional office lease



Average of 3-years commitment, fixed scope, high costs



Large initial investment in CapEx and fixed assets



Running costs paid separately at various rates



Build and fit-out required, requiring extra budget

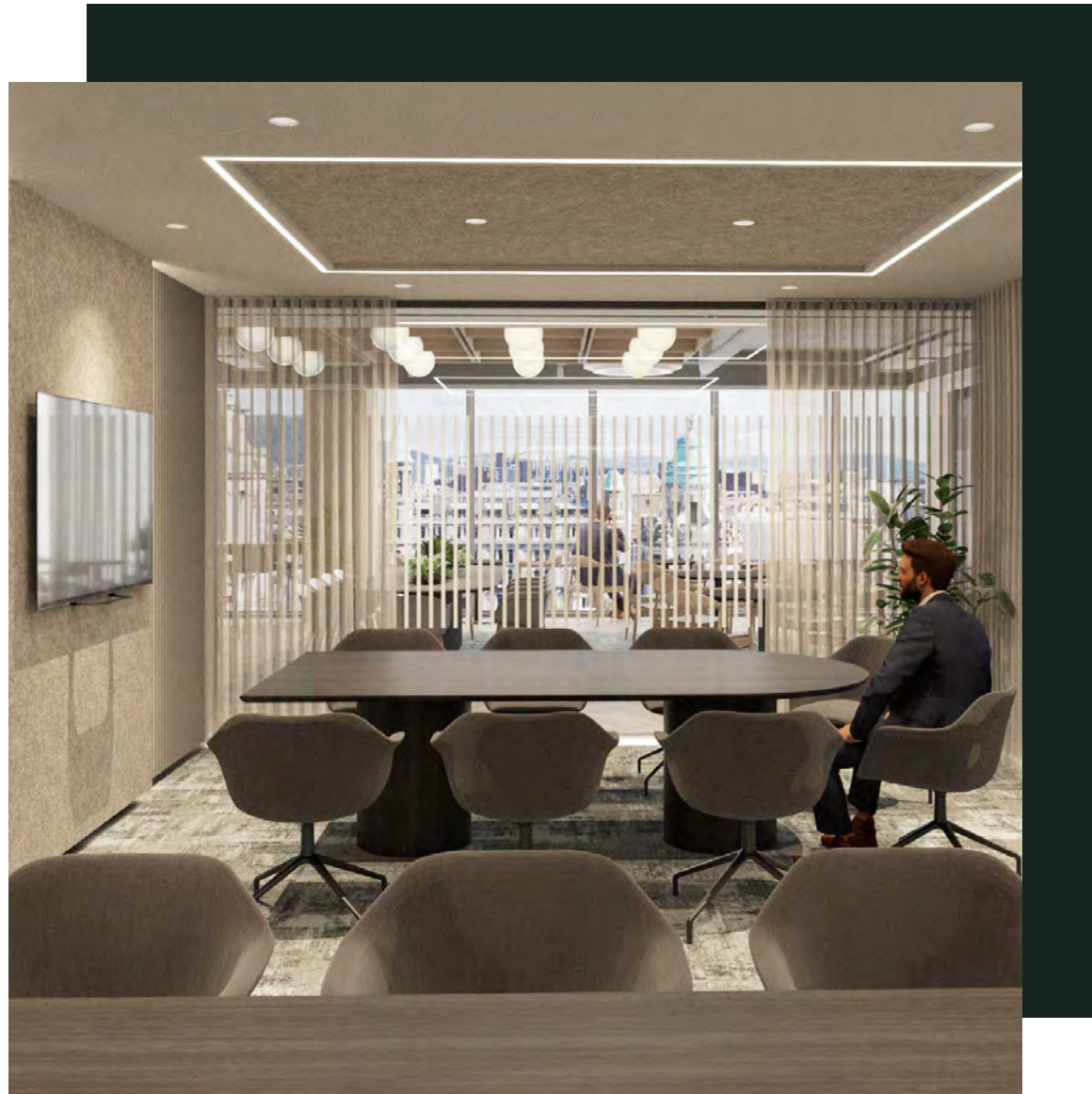


Sustainability, recycling and cleaning must be managed



Building insurance often required, and chance of remedial works





Collaboration & meetings

The spirit of collaboration runs throughout each of our floors, brought to life through innovative space planning and technology. With hospitality options also available, it's not just your clients that will be impressed.

Includes:

- 8x meeting rooms (4– 14 people)
- Smart video conferencing & AV tech
- Complimentary refreshments*
- Full catering options available
- Preferential rates for members

Community events

You know what they say about all work and no play – and we're anything but dull. With exciting events and a social approach to well-being, your membership covers more than just your workspace.

Includes:

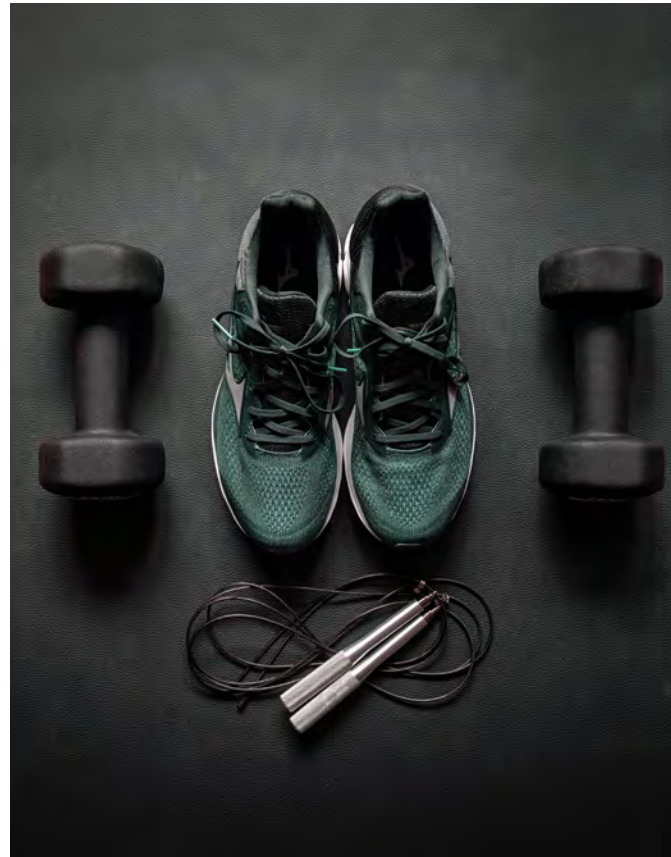
- Members events and workshops
- Lunch-and-learn sessions
- Well-being classes, such as yoga
- Charity fundraising initiatives
- Frequent special occasions
(e.g. Valentine's Day, Easter, Halloween)

METRO LIFESTYLE

All-inclusive amenities

A Metro membership is your golden ticket to a better worklife – going beyond the desk to ensure our members feel inspired, healthier and supported in their day to day.

It's not just a workspace, it's an experience. Which of our perks will you use most?



Access:

- 24/7 office & parking access
- Entry pass via phone app
- Mailing and storage lockers
- Secure speedlane entry
- Concierge service
- Staffed reception

Technology:

- 10 GB high-speed broadband
- High-spec AV equipment for meetings
- Printing and shredding facilities
- VoIP and call diversion capabilities

Lifestyle:

- Lockers available
- Free gym membership
- Fully equipped kitchens
- Stocked drinks fridge
- Bean-to-cup coffee machines & tea
- Refresh shower facility

Meeting & event spaces:

- 11x private phone booths
- 8x meeting rooms & board room
- Dedicated breakout spaces
- Community event space
- Catering options available
- Wellness room

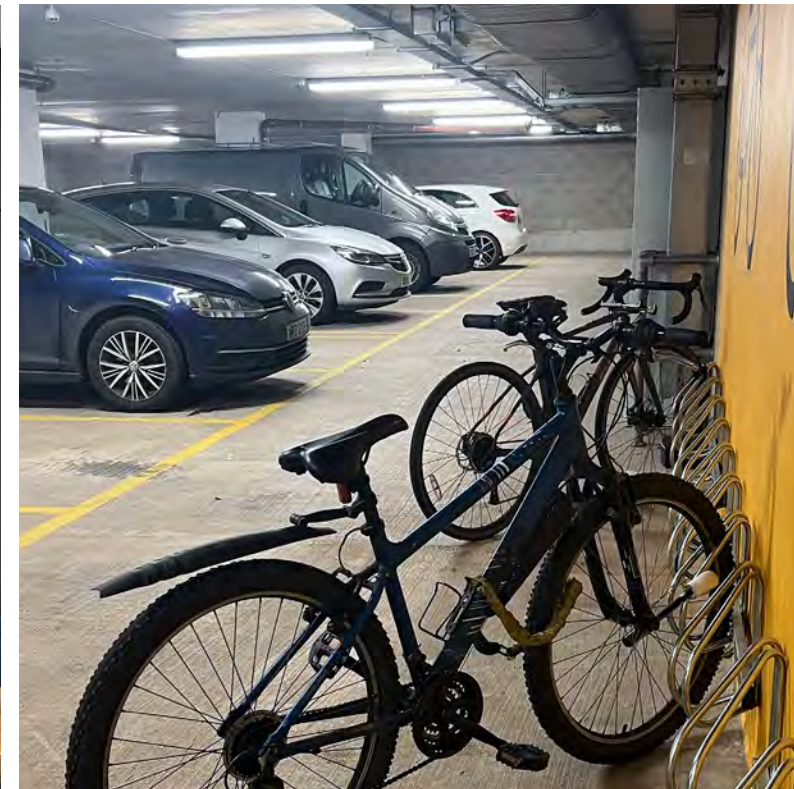
Maintenance & sustainability:

- Daily cleaning schedule
- Dedicated maintenance contract
- Recycling stations on each floor
- Eco-friendly LED lighting
- Energy efficient technology
- Cutting-edge ventilation/filtration

On-site parking:

- 50 underground dry parking spaces
- Underground dry bike racks
- Service bay with goods lift
- EV charging point
- CCTV coverage

Because your
workspace should
reflect your ambitions



Contact

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Terms and conditions apply. Membership details are subject to change.
For the most up-to-date offer, visit our website or contact us now.

