



Catalyst

CATALYST, QUEEN'S ROAD, TITANIC QUARTER,  
BELFAST, BT3 9DT



**TO LET**

**OFFICE & LABORATORY WORKSPACES  
RANGING FROM 1,350 SQ FT - 7,500 SQ FT**

- World class facilities
- Offices & Laboratory space
- Café and meeting space
- Gym and showers
- Car parking
- ESG credentials
- Campus style environment
- Prime occupiers including:

ANGOKACITINVIDIALightyearexpleoPELTONArtemis  
TECHNOLOGIESTelefónica  
TechQualcomm

# Catalyst

## Who is Catalyst?

**Catalyst is an independent, not-for-profit organisation working together for the greater good, enabling a connected community of like-minded innovators in an entrepreneurial eco-system that is the key driver of the knowledge economy in Northern Ireland.**

As well as providing innovative programs helping businesses achieve growth and scale, Catalyst also provides state of the art workspace across their sites at Titanic Quarter, Belfast and Fort George, Londonderry/Derry.

Catalyst works with a wide range of businesses from innovative start ups to multinational corporations and operate a flexible approach to workspace and provide bespoke, turnkey solutions for your business.

## Why locate at Catalyst?

Catalyst's Campus' offer world class facilities with the aim of providing your business and employees with an environment that allows them to flourish.

Catalyst understands the important role property and environment play in recruitment, retention and most importantly well being of staff.



**ONSITE CAR PARKING**



**ONSITE CAFE (OPERATED BY YELLOW DOOR)**



**ONSITE GYM**



## WHAT WE OFFER



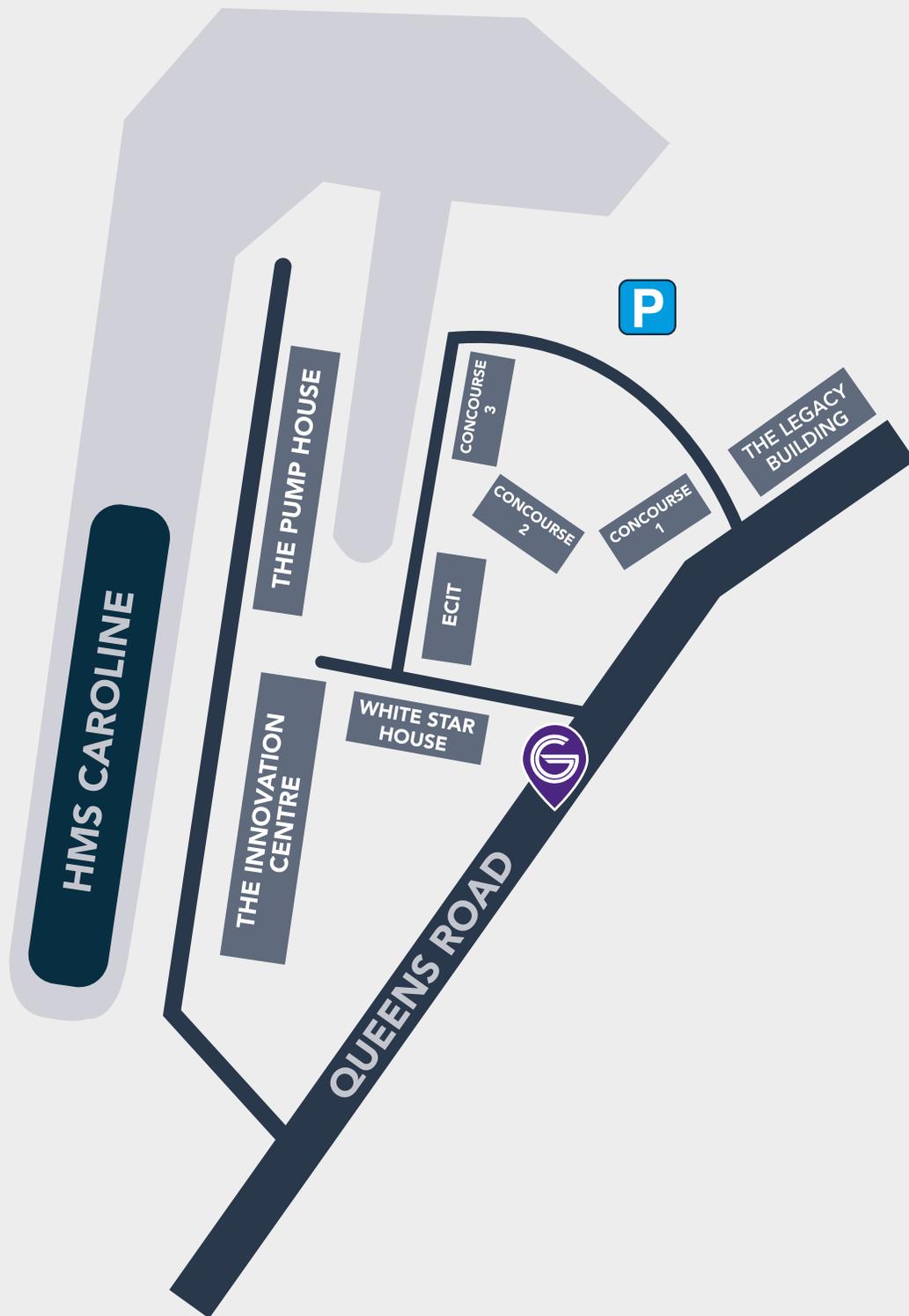
**MEETING SPACE**



**OUTDOOR SPACE**



**NORTH WEST CAMPUS**



## Location & Environment

Catalyst's Belfast Campus is located on the Queens Road in the heart of Titanic Quarter. The site is readily accessible with over 1,250 on site car parking spaces. Additionally the Glider stops directly outside to allow travel to and from Belfast City Centre in under 10 minutes. Bike storage is also available on site.

The Titanic Quarter Campus offers an attractive place to come and work in a modern environment while remaining connected to the site's historic heritage. The Thompson Dock was the birth place of Titanic and remains a focal point along with HMS Caroline that is docked in the adjacent Alexandra Dock, both of which are clearly visible from many of our workspaces.

Most recently the historic pump house has been fully refurbished and repurposed and now is the home to Titanic Distillers, the city's first working distillery in almost 90 years!



# Catalyst

## The Workspace

Catalyst pride themselves on offering high quality **bespoke** and **flexible** workspace solutions. The Titanic Quarter Campus has approximately 250,000 sq ft of built space ranging from single desk co-working space to self-contained 10,000 sq ft floor plates with self contained kitchens and laboratory facilities.

We have a team of onsite estates and facilities experts who can help to plan and deliver your space based on how you need it to work for you. We can deliver fully fitted and furnished space to suit your need so you can focus on your business.



# Catalyst

## Meeting & Event Space

Catalyst offers a wide range of bookable meeting and event space from traditional boardroom style to relaxed outdoor space for corporate and staff events.



## ESG Credentials

Catalyst understand the increasing importance of ESG and we will help your business hit Environmental, Social and Governance targets through occupation of our property. Catalyst have invested heavily in this aspect of our real estate portfolio.

- None of our waste goes to landfill
- Strategy and plan in place to become **carbon neutral** by 2040
- **Electric Vehicle** charge points across campus
- Use of **solar energy** through our completed PV project on the roof of our Innovation Centre
- Estate carbon output 3 times lower than European Environmental Agency benchmark

## Connectivity

Catalyst understands the importance of connectivity and we have invested heavily to deliver Tier 1 internet connectivity with resiliency of route and carrier. Catalyst can offer a range of speeds depending on tenant requirements up to 10Gbps.



## Current Availability

We currently have opportunities available ranging from 1,350 sq ft to 7,500 sq ft. Catalyst take a flexible approach to leasing space and will look at lease terms to suit your business. We can also accommodate the scaling up or down of your workspace as required and because of our on site team and size of estate, can work to make this transition seamless for your business.

For further information please get in touch with; Richard McCaig (Osborne King) or Craig Stewart (Catalyst).

**Richard McCaig (Osborne King):**

📞 079 0352 5280 ✉️ richard.mccaig@osborneking.com

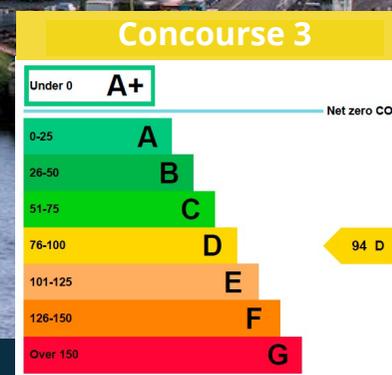
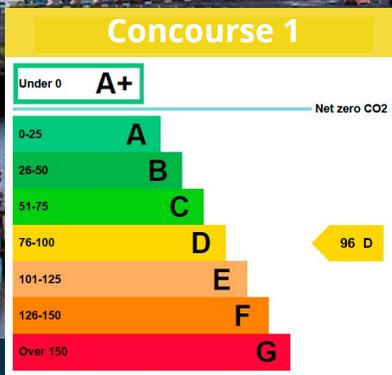
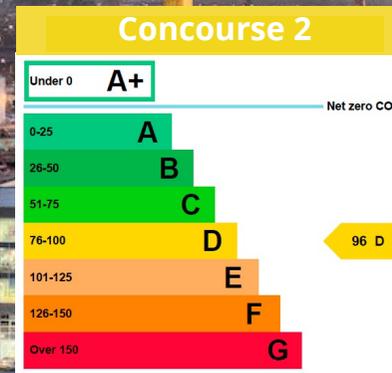
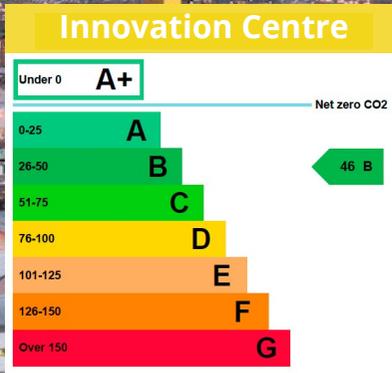
**Craig Stewart (Catalyst):**

📞 074 0767 0818 ✉️ craig.stewart@wearecatalyst.org

## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents regarding the source of the funds used to complete the transaction.





RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD  
 📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

DISCLAIMER

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King & Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited: Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. Any plans are for convenience only. Their accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.