

Northern
Ireland

The Sixth

Royal Avenue, Belfast

Quick Facts

Project Promoter:

McAlee & Rushe and
Belfast City Council

Sector:

Offices/Creative/
Technology/Retail

Programme:

Opportunities available
from 2019

Planning Status:

Application submitted
for full planning approval

Scale:

GDV £80 million with a
floor area of c. 21,000 sq m

Location:

Belfast city centre

Investment Type:

Equity investor/funder

Website:

www.thesixthbelfast.com

Overview

This is a city centre mixed use space scheme, primarily catering for the Grade A office within the creative and technology sectors. Belfast has a deficit of Grade A office space due to a lack of new development. This sector of the Northern Ireland market therefore offers great potential, especially with the proposed reduction in the rate of Corporation Tax in the UK.

The opportunity is approximately 21,000 sq m on the former Belfast Telegraph Headquarters site, located in an emerging creative district in Belfast city centre. As well as Grade A office space, the opportunity targets the creative and technology sectors which have grown throughout the last decade. Northern Ireland has one of the fastest growing technology clusters in the UK. The region also enjoys global recognition as a production centre for film and television. HBO's epic fantasy television series Game of Thrones® has largely been filmed in the region since its pilot in 2010. Other companies such as Universal Pictures, BBC and Disney have also chosen Northern Ireland for recent productions.

The development will also include c. 2,300 sq m of ground floor retail use and a rooftop running track that places occupier wellbeing at the centre.

Opportunity

This site is located in an emerging creative district centred on education, media and technology, beside the main retail artery of Royal Avenue. It is adjacent to the £250 million expansion of Ulster University which will bring some 18,000 students and staff into the city centre, stimulating further demand. It is therefore anticipated that the project will bring significant benefits to a rapidly changing part of Belfast, which is expected to experience significant renewal over the next decade.

The proposed scheme is designed by leading UK architect AHMM who have been appointed to design connected workspace with the flexibility to accommodate global headquarters with floor plates of up to c. 3,000 sq m. The development would work equally well for smaller enterprises in the professional and burgeoning creative and technology sectors that require potential to expand.

McAlee & Rushe is an established construction, development and investment group covering the UK market and with 50 years' experience. It has developed well in excess of 185,800 sq m of office developments along with many high profile, high value schemes in the student

accommodation, hotel and residential sectors throughout the UK. McAlee & Rushe has a multi-disciplinary in-house team which delivers projects to a high standard from inception to completion. Turnover is approximately £350 million per annum.

The company has a strong presence in Northern Ireland, having delivered many large commercial projects over the last 20 years. It has plans to deliver other city centre schemes, which will provide an opportunity for strategic partnering.

The project is a joint venture with Belfast City Council, the largest council within Northern Ireland.



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