

**EXCHANGE**

CHICHESTER STREET BELFAST

INTRODUCING  
A BRIGHT NEW  
CITY SPACE

**THE  
PAPER  
EXCHANGE**

INTRODUCING  
A BRIGHT NEW  
CITY SPACE

# CONTENTS

**07 KEY FEATURES &  
AREA SPECIFICATION**

**08 STORY**

- 11 WHERE GOOD THINGS ALIGN
- 12 LOCATION
- 14 AT THE HEART OF THE CITY

**21 SPACE**

- 28 AREA SPECIFICATION
  - 29 SUMMARY SPECIFICATION
  - 30 FLOOR PLANS
- 

**47 CONTACT**



Crabtree St.

THE PAPER EXCHANGE

# INTRODUCING A BRIGHT NEW BELFAST CITY SPACE



# INTRODUCING

The Paper Exchange comprises 11 storeys & 155,133 sq ft of grade A office accommodation at the heart of all Belfast city has to offer.

FLOORPLATES FROM

**7,115** SQ FT  
TO  
**16,975** SQ FT

**DOUBLE HEIGHT  
ENTRANCE LOBBY**

**7 LIFTS**  
6 x 17 PASSENGER  
& 1 GOODS LIFT



**4,000** SQ FT  
PRIVATE TERRACE  
ON 8TH FLOOR

**85**  
BICYCLE  
SPACES

**15**  
CAR SPACES

AVERAGE LIFT WAITING TIME < 25 SECS

CLEAR FLOOR CEILING HEIGHTS

**3.9M** SLAB TO SLAB  **2.8M** FLOOR TO CEILING

DEDICATED  
SHOWERS WITH  
CHANGING &  
DRYING FACILITIES

**BREEAM®**  
★★★★  
Excellent



## AREA SPECIFICATION

FLOOR LEVEL	NET INTERNAL AREA (SQ FT)	
Ground Floor	6,190	
	Unit 1 — 1,787	
	Unit 2 — 4,403	
1st Floor	15,285	
2nd Floor	16,975	
3rd Floor	16,975	
4th Floor	16,975	
5th Floor	16,975	
6th Floor	16,975	
7th Floor	16,975	LET
8th Floor	12,260	LET
9th Floor	12,433	LET
10th Floor	7,115	
<b>TOTAL</b>	<b>155,133</b>	

# STORY

# PAPER



Belfast has long been famous for the craftsmanship of its manufacturing industries. Linen, rope and paper left these shores to be sold worldwide, shaping the architecture of the city in the process.

Paper warehouses rose on Chichester Street and Gloucester Street, receiving stock from the mill on Joy Street before they were sent to the port. Papermakers paid close attention to their craft, rotating each leaf to create fine-grained surfaces for a wide variety of uses - from newsprint to artwork. The embodiment of this craft and skill was known as 'the paper exchange'.

**THE  
PAPER  
EXCHANGE**



**THE EMBODIMENT  
OF SKILL AND CRAFT**



# WHERE GOOD THINGS ALIGN

Centrally situated and designed for visionary businesses. The Paper Exchange will set a new, state-of-the-art standard for Northern Ireland development.

This is a world-class space. A building bound to the city's paper creating history, it is a contemporary canvas for bright, bold-thinking businesses. The Paper Exchange is rich with character, thoughtful design details and impactful spaces. This is a place where good things align.

# WHERE

# LOCATION

Belfast is a global city situated in the UK, with direct routes to Europe and within easy reach of all major centres.

**BELFAST IS 4TH GLOBALLY FOR CONNECTIVITY AMONGST SMALL AND MID-SIZED CITIES**

Source: [belfastcity.gov.uk/business/investinginbelfast](http://belfastcity.gov.uk/business/investinginbelfast)

**3 AIRPORTS**

Regular direct flights to the UK, Europe, Asia and North America.

**90 MINS**

By road or rail from Belfast to Dublin, the capital of the Republic of Ireland.

**IDEALLY SITUATED BETWEEN MAINLAND EUROPE & THE US**

**4 PORTS**

Belfast Harbour, Larne Harbour, Foyle Port and Warrenpoint Harbour.

**COMPETITIVE NEAR-SHORE POSITION TO EUROPE**

The only part of the UK that shares a land border with the EU (Republic of Ireland).

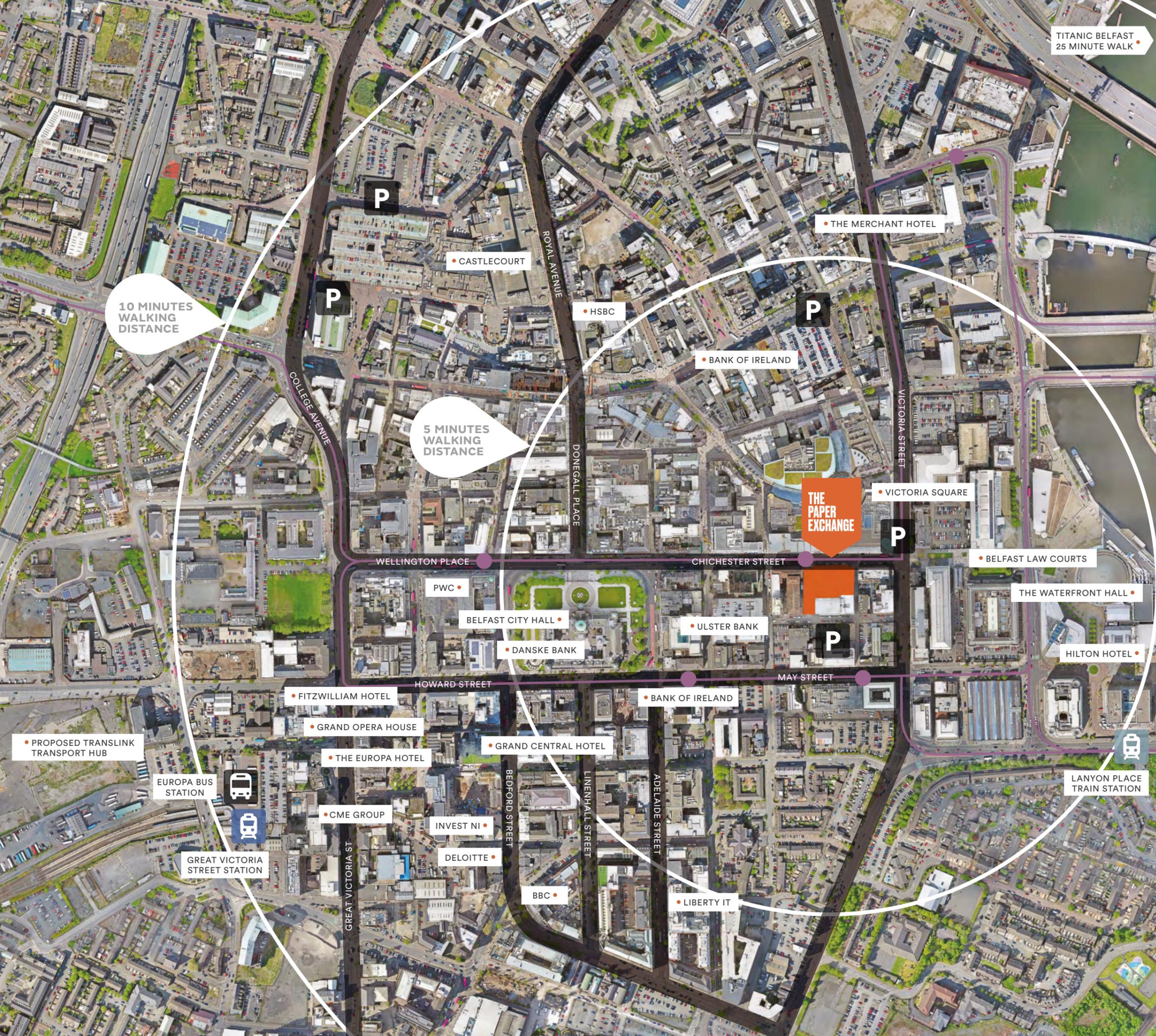


- PLANE
- CAR

AT THE HEART  
OF THE CITY

THE  
PAPER  
EXCHANGE

AT THE HEART



TITANIC BELFAST  
25 MINUTE WALK

10 MINUTES  
WALKING  
DISTANCE

5 MINUTES  
WALKING  
DISTANCE

TRAVEL DISTANCES  
TO TRANSPORT  
AS FOLLOWS:



**BUS**

**Europa Bus Station**

Walk - 10 mins

Glider Route

Glider Stops



**TRAIN**

**Belfast Lanyon Place**

Railway station (trains to  
Dublin and local routes)

Walk - 5 mins

**Belfast Great Victoria Street**

Railway Station

Walk - 10 mins



**AIRPORT**

**George Best Belfast  
City Airport**

Car - 10 mins

**Belfast International Airport**

Car - 25 mins

**Dublin Airport**

Car/Bus - 1 Hour 30 mins



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# SPACE

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The prioritising of good design and uncompromising quality of build will be evident from every angle, on every level. This will be a wholly unique space for the progressive, future-focused occupier.

# GOOD

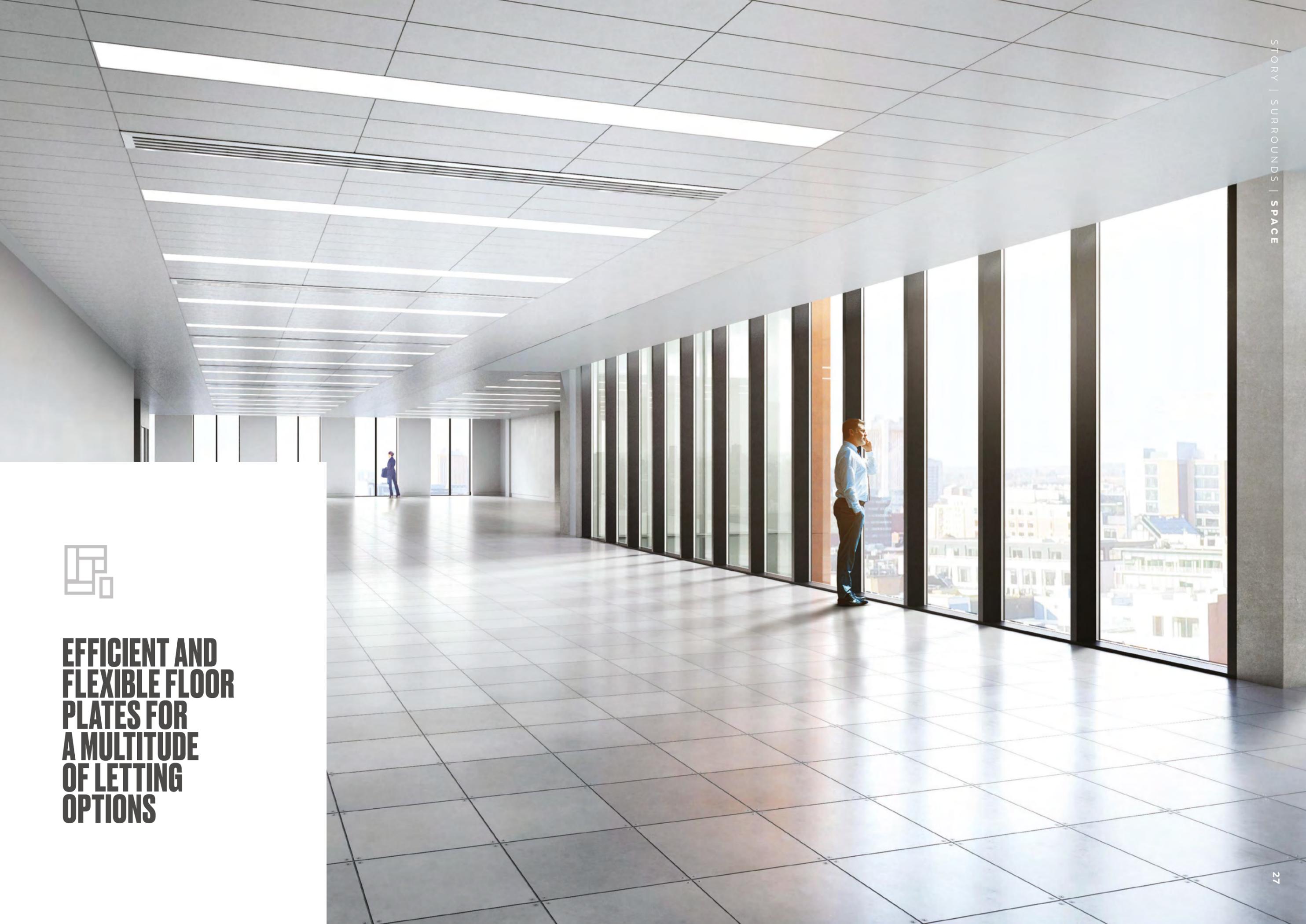
**GOOD DESIGN AND  
UNCOMPROMISING  
QUALITY**



THE  
PAPER  
EXCHANGE

- 10 Tenant
- 9 Tenant
- 8 Tenant
- 7 Tenant
- 6 Tenant
- 5 Tenant
- 4 Tenant
- 3 Tenant
- 2 Tenant
- 1 Tenant





**EFFICIENT AND  
FLEXIBLE FLOOR  
PLATES FOR  
A MULTITUDE  
OF LETTING  
OPTIONS**

# AREA SPECIFICATION

FLOOR LEVEL	NET INTERNAL AREA (SQ FT)	
Ground Floor	6,190	
	Unit 1 — 1,787	
	Unit 2 — 4,403	
1st Floor	15,285	
2nd Floor	16,975	
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4th Floor	16,975	
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6th Floor	16,975	
7th Floor	16,975	LET
8th Floor	12,260	LET
9th Floor	12,433	LET
10th Floor	7,115	
<b>TOTAL</b>	<b>155,133</b>	

# SUMMARY SPECIFICATION

**155,133** SQ FT LANDMARK BUILDING | **11** STOREY | **DOUBLE HEIGHT ENTRANCE LOBBY**

**GRADE A**  
OFFICE SPECIFICATION

FLOORPLATES FROM  
**7,115 SQ FT**  
TO  
**16,975 SQ FT**

**4,000 SQ FT**  
PRIVATE TERRACE ON 8TH FLOOR

**7 LIFTS**  
6 x 17 PASSENGER & 1 GOODS LIFT



AVERAGE LIFT WAITING TIME < 25 SECS

CLEAR FLOOR CEILING HEIGHTS

**3.9M** SLAB TO SLAB | **2.8M** FLOOR TO CEILING



**15** CAR SPACES



DEDICATED SHOWERS WITH CHANGING & DRYING FACILITIES



FULLY AIR CONDITIONED



CARPETED RAISED ACCESS FLOORS

ESSENTIAL SERVICES STANDBY GENERATOR

**1:8** BASE (PERSON/SQM) OCCUPANCY

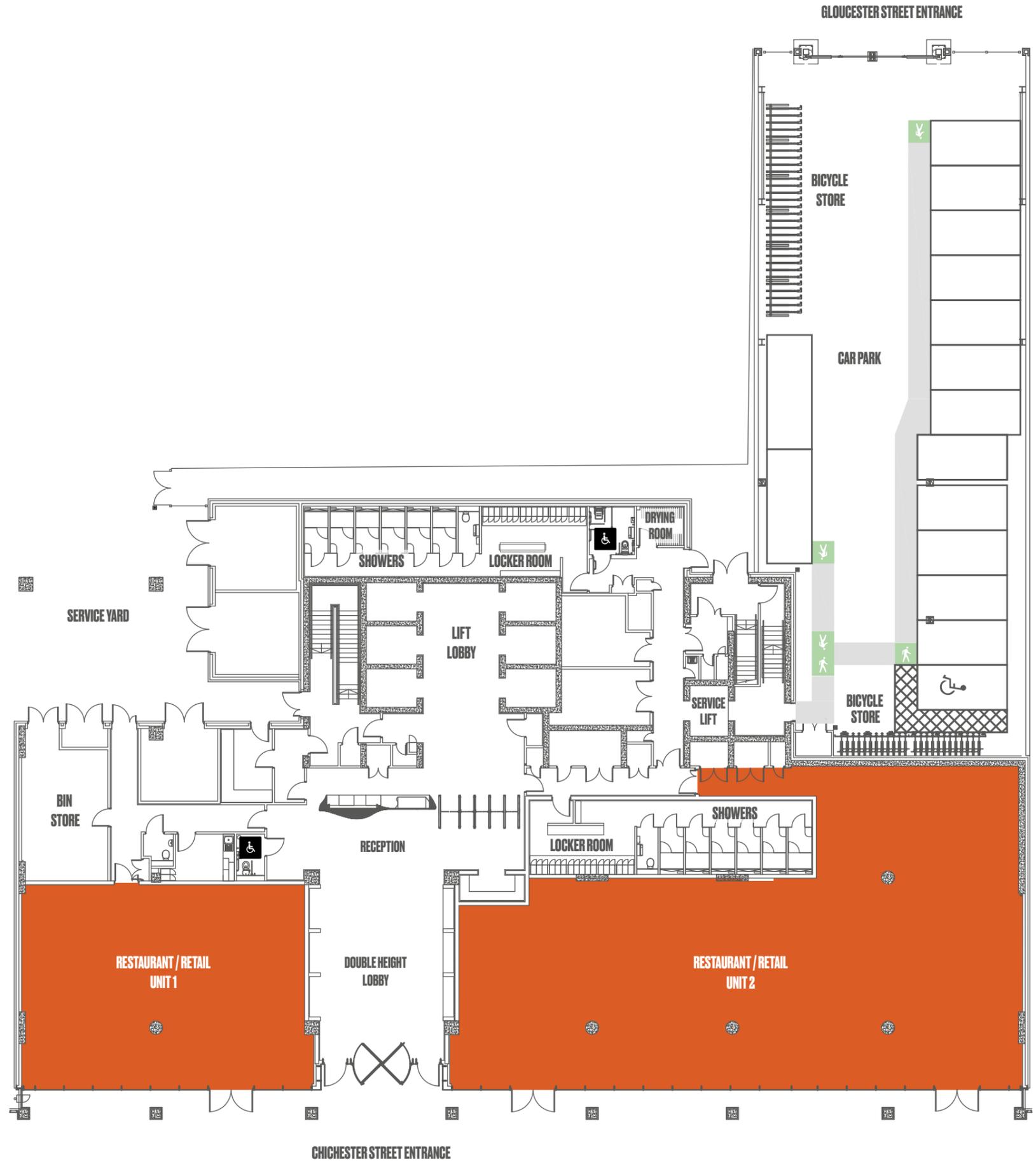
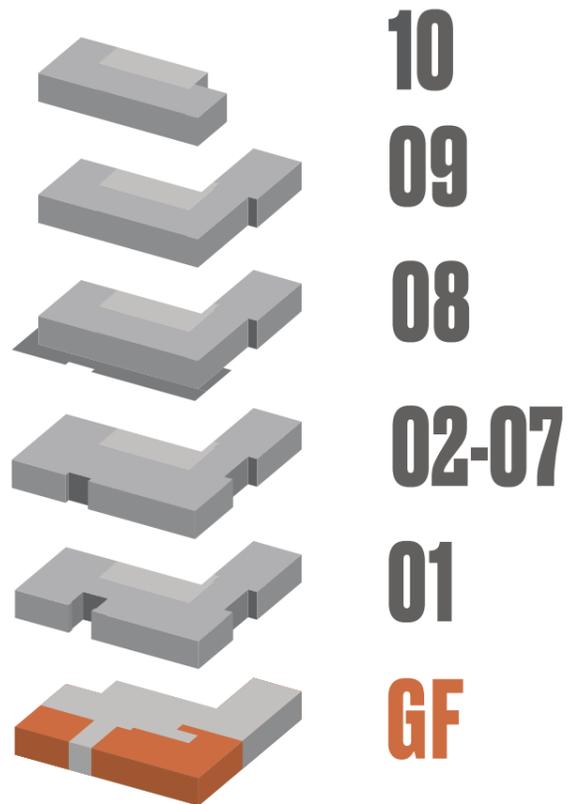
**7.5M x 8M** PLANNING GRID

# GROUND FLOOR

**NET AREA: 6,190 SQ FT**

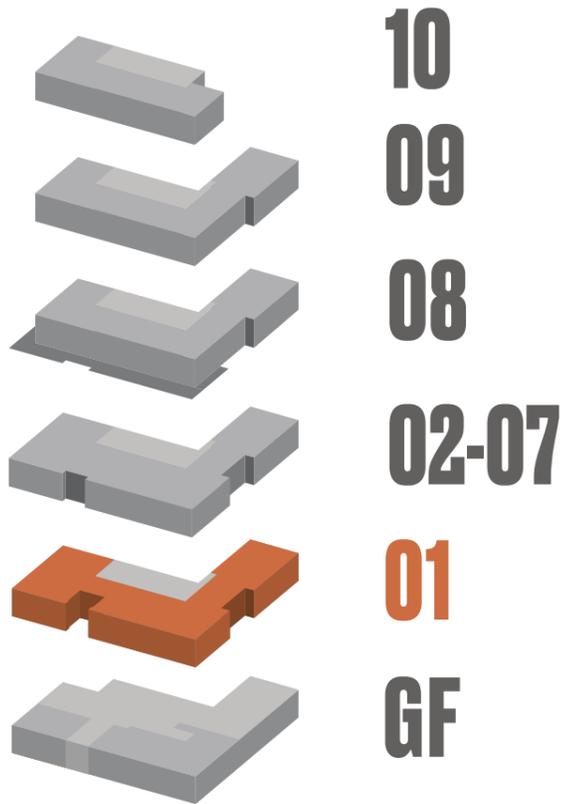
Unit 1 – 1,787 sq ft

Unit 2 – 4,403 sq ft



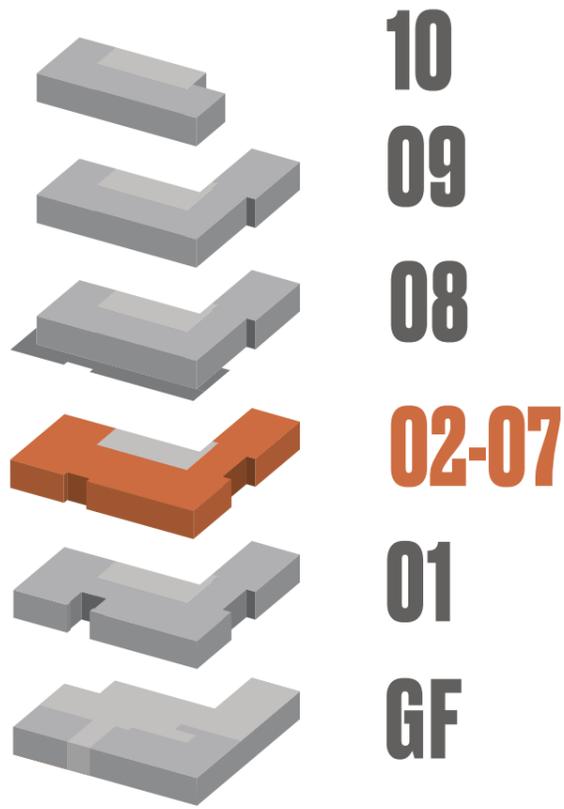
# FIRST FLOOR

NET AREA: 15,285 SQ FT



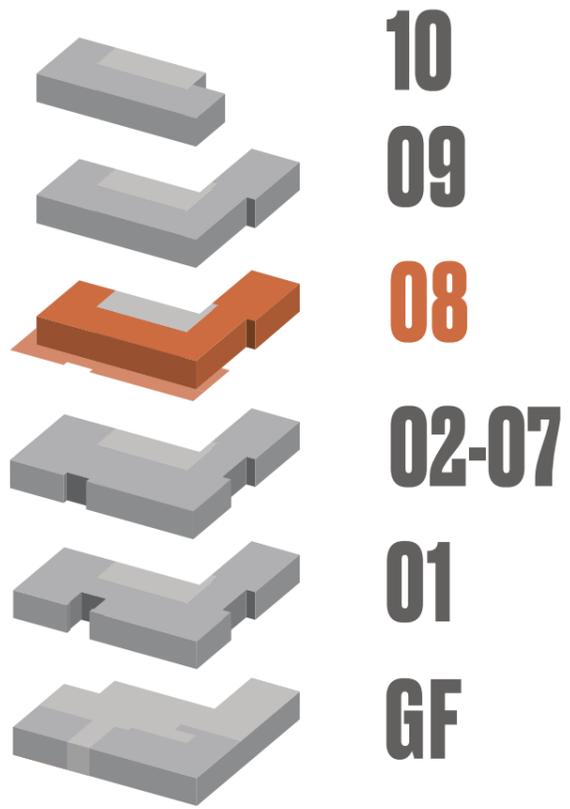
# SECOND TO SEVENTH FLOOR

NET AREA: 16,975 SQ FT



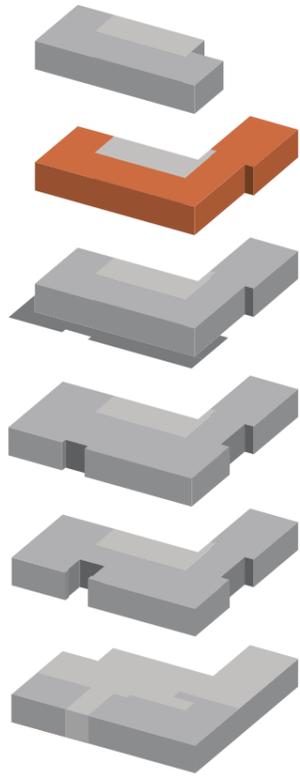
# EIGHTH FLOOR

NET AREA: 12,260 SQ FT



# NINTH FLOOR

NET AREA: 12,433 SQ FT

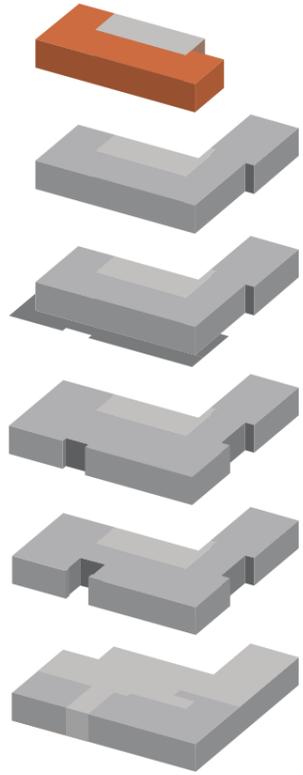


10  
09  
08  
02-07  
01  
GF

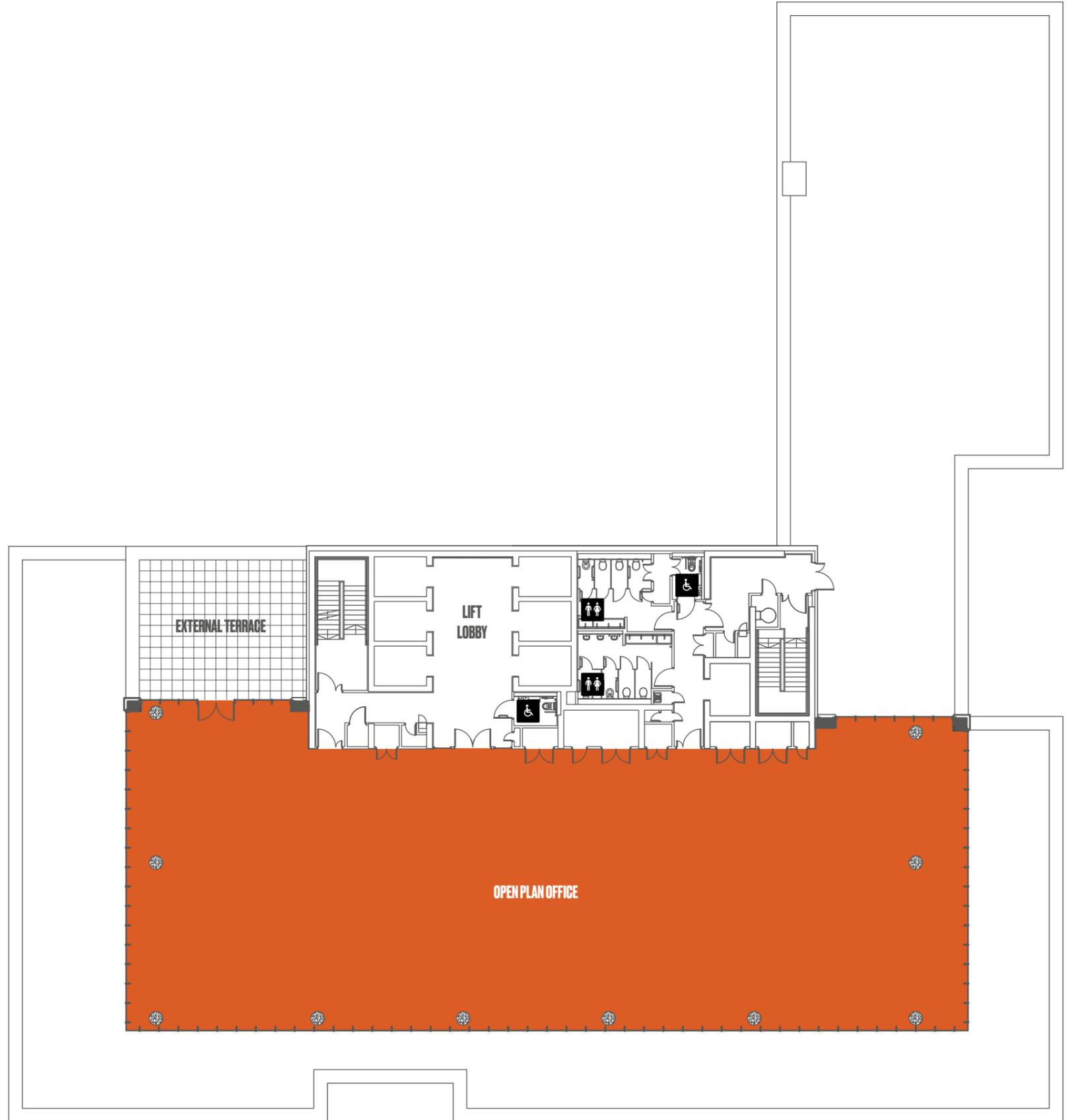


# TENTH FLOOR

NET AREA: 7,115 SQ FT



10  
09  
08  
02-07  
01  
GF





# FACILITIES



## TOILETS

### FULL HEIGHT CUBICLES

in black oak finish with brush gold ironmongery

### OVERHEAD MIRROR SYSTEM

with built in hand dryer, foam dispenser

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## SHOWER

### PORCELAIN

wall and floor tiles

### BRUSHED GOLD

fittings

### PRIVATE

changing area within cubicles

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## LOCKER ROOM

### LARGE WALL MIRRORS

and dedicated vanity area

### INTEGRATED LOCKER

system with mixed sizing

### DRYING ROOM

situated in adjacent room

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# CONTACT

## FIND OUT MORE

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Crabtree St.

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WIREFOX

# THE PAPER