

**Belfast Harbour**  
**Redesigned**  
**Reconnected**  
**Rediscovered**  
**Regenerated**  
**Reborn**



**Belfast**  
**Reborn**





One of the **largest urban waterfront** landbanks in the UK

**Belfast Harbour Estate** encompasses **2,000 acres** covering **20%** of Belfast's city area

**Development sites** throughout the estate totalling **300 acres**

**Belfast Harbour will deliver project specific builds for occupiers**, and can assume project finance and execution risks



# Belfast Harbour

## The Vision



# Why Northern Ireland?

London to Belfast in **60 minutes**

New York to Belfast in just over **6 hours**

**35 European Cities direct to Belfast**



Lowest operating costs in the UK



Two renowned universities - Queens and the University of Ulster



Incentive packages support offered by Invest Northern Ireland



40% of the population within a 30 minute commute of Belfast



700 foreign investors employing over 70,000 people in Northern Ireland



Cluster strengths in Life Sciences, Software, Financial Services and Aerospace

# Why Belfast?

The capital of Northern Ireland, Belfast is the region's leisure, cultural, retail and economic heart



“Must See Destination... hip, historical, happening.”



“There is a great buzz and excitement about Belfast and it is great to see the investment being made in this city and to hear that the economy is on the up and up.”

Michael Bloomberg, Mayor of New York City, May 2008.



Lowest office rental costs in the UK



Lowest labour costs in UK by up to 15%



Lowest labour turnover in the UK



Travel time from suburbs to the city centre in just 20 minutes



Excellent standard of well-being and living



Youngest and fastest growing population in the UK

# Belfast Reconnected



AIR



From plane  
to office in  
**10 minutes**



ROAD



From estate to  
motorway in  
**less than 60 seconds**



SEA



**80 weekly freight and  
passenger services  
to UK, European and  
International markets**



PUBLIC  
TRANSPORT



**Access to all  
parts of Northern  
Ireland** through  
enhanced public  
transport networks



CYCLE  
ROUTES



Direct access  
to **national  
cycle routes**



TELECOMS



**Fastest data  
connection  
to the U.S.  
and Europe**

# Belfast Reconnected

Northern Ireland has the fastest and most advanced data and telecommunications network in the UK.

Fastest high speed voice and data connections to the US and Europe

Fully fibred backbone of up to 100gb

Secure and resilient high capacity links



First European region to have 100% broadband coverage



Belfast to the Giant's Causeway in 60 minutes



Direct flights from 35 European Cities to Belfast & daily flights direct to the US



Giant's Causeway

Travel Belfast to Dublin in 100 minutes



Northern Ireland was the ancestral home of 17 U.S. Presidents



Belfast's Port is Ireland's maritime trade gateway



# Belfast Rediscovered



## Work hard... Play harder

**Belfast offers a wide choice of modern pubs, clubs and restaurants**

Belfast is the retail centre for the region offering shoppers and visitors an outstanding choice of stores particularly in the modern Victoria Square complex.



Victoria Square

Michelin Star restaurants offering local quality produce



Internationally recognised music and arts festivals



**Birthplace of C.S. Lewis, RMS Titanic and Van Morrison**



Every leisure activity you can dream off within 1hr of Belfast



Areas of outstanding natural beauty only 15 minutes from city

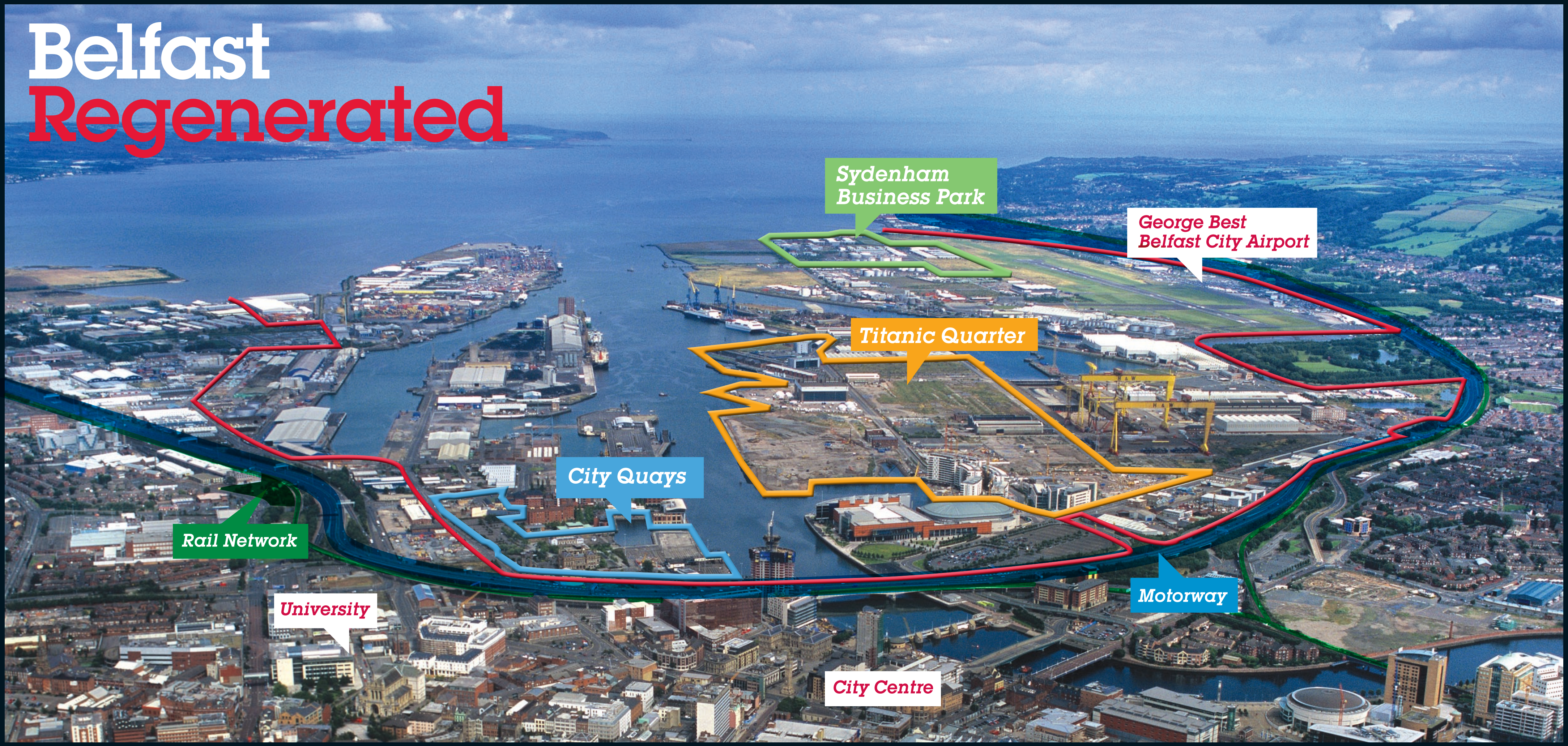


**Consistent academic achievement by Belfast schools at the highest levels**





# Belfast Regenerated



Sydenham  
Business Park

George Best  
Belfast City Airport

Titanic Quarter

City Quays

Rail Network

University

City Centre

Motorway



In the heart of Belfast, City Quays provides a new waterfront landscape for business.

This leading edge sustainable proposal offers office, tourism, leisure, residential and speciality retailing opportunities all within walking distance of the city centre.

This excellent location is at the hub of Northern Ireland's transport network.



- KEY
- Office
  - Hotel
  - Café/Retail
  - Housing
  - Above Ground Car Park

Masterplanned by  
**GRIMSHAW**  
London - New York - Melbourne



Masterplanning architect's visualisation of City Quays

# TQ Titanic Quarter

Belfast Harbour

**Titanic Quarter is a 160 acre brownfield urban regeneration project located on the River Lagan, 10 minutes from Belfast City Centre.**

The Project represents the first major mixed-use brownfield regenerational development on Harbour Land and will ultimately provide up to 5,000 dwellings, together with commercial and leisure space.

Titanic Quarter is a co-promoted scheme between Belfast Harbour and Titanic Quarter Limited.

**Phase one is complete and occupied with phase two currently under development.**

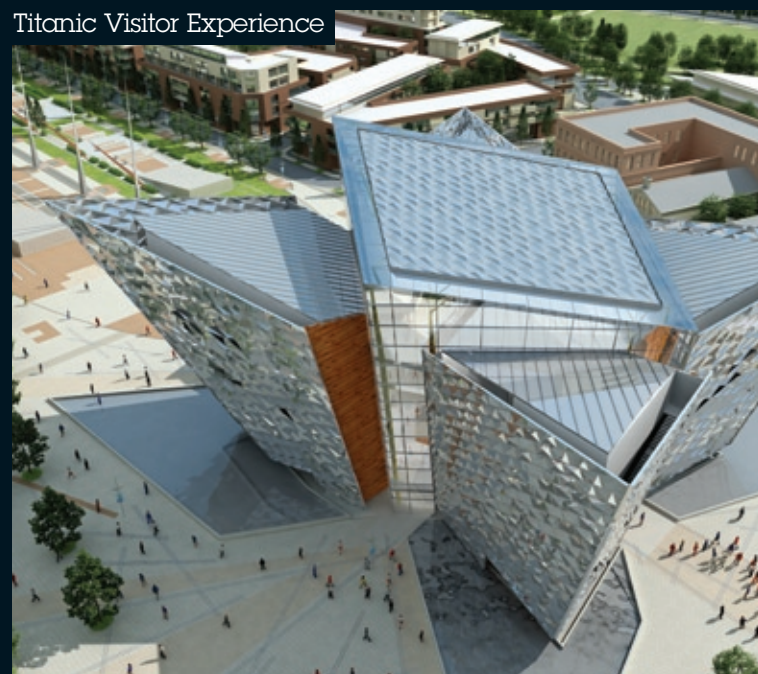
Arc One apartments in TQ



TQ Phases 1 & 2



Titanic Visitor Experience



Former Harland and Wolff Drawing Office



Citi's Gateway Office



# Belfast Harbour

## Port Opportunities

This development is located on the County Down side of Belfast Harbour, covering 90 acres.

Its central location and proximity to road, rail, sea and air routes has made the area a popular choice for clients including Virgin Media, ICL, CEM Tyco, Phoenix Gas and British Telecommunications plc (BT).



Strategically connected to the island's transport networks, **Belfast Harbour is the principal maritime gateway for the island of Ireland.**

Belfast Harbour is in the unrivalled position of being the only port in Ireland able to offer in excess of 100 acres of development lands, with zoning for port activities and with the added benefit of being adjacent to the main shipping channel.

With a successful track record in delivering £250m in investments in recent years, Belfast Harbour, is committed to investing further in the provision of bespoke port facilities.



# Belfast Harbour

# What the Investors say



The Odyssey Building

**In the last 20 years Belfast Harbour has facilitated projects with a combined gross development value of £1.5bn, resulting in 9.2m sq ft of built space.**



Stena VT4 Terminal

**Belfast Harbour is committed to attracting business investment which will enable the creation of further high value jobs and the introduction of key businesses to Belfast Harbour underpinning the importance of the organisation's contribution to regional economic growth.**

The Guardian — Mon, 19 Oct 09

## NYSE to create up to 400 jobs with new Belfast office

The New York Stock Exchange is creating up to 400 new jobs in Northern Ireland with the establishment of a "satellite office" in Belfast. The Wall Street financial powerhouse will set up its office in the city centre, it was announced today.

Flanked by Northern Ireland's First Minister, Peter Robinson, and Deputy first Minister, Martin McGuinness, at Stormont Castle this morning, the NYSE's chief executive, Duncan Niederauer, revealed his plans for investing in Belfast.

He said the skills base of the province's workforce, plus the personal relationship struck up with Stormont leaders, proved crucial in clinching the deal. Robinson added: "It is the skills of local people that have been the deciding factor here."

The jobs, which will mainly be specialised IT and software programming posts, will be based in Belfast's Adelaide Exchange building in the city centre and rolled out over the next two years.

Eighteen months ago, the NYSE bought Belfast software company Wombat for \$200m (£123m). The acquisition was meant to enable the stock exchange to use Wombat's technology to speed up financial transactions across the world.

The Newsletter — Wed, 18 Nov 09

## Aircraft wing manufacturing facility takes off in Belfast

Bombardier Aerospace's new CSeries aircraft programme took another major step forward yesterday with the start of construction in Belfast of a new facility where the plane's wings will be manufactured. The new 600,000 sq ft factory is being built in two phases near to the aerospace giant's existing plant at Queen's Island and will incorporate a production building which is already on site.

The advanced composite wings for the new 100-145 seat aircraft will be designed and manufactured in Belfast which is recognised as a centre of excellence for this type of specialised technology. Almost 400 engineering and support staff at Shorts planemakers in Belfast, which is owned by Canada's Bombardier, are currently engaged in the research and development of the wings. The US\$3bn CSeries aircraft project, which will span two decades was announced just over a year ago and will lead to the creation of around 800 jobs in Belfast during full production as well as many more in the wider supply chain. In addition, around 450 construction workers are involved in the first phase of the building project.

Enterprise Minister Arlene Foster said "As this project develops, I hope that there will be further opportunities for Bombardier and Invest Northern Ireland to strengthen the Northern Ireland aerospace industry."

Belfast Telegraph — Tue, 18 Aug 09

## Interview with Brian McAreavey, Director, Citigroup

What prompted a global company like Citigroup to set up a base in Northern Ireland?

Northern Ireland has become a favoured location for Citi for a number of reasons including proximity to London, excellent transport links and telecommunications infrastructure. However, the key factor is the quality of the talent pool available locally.

As one of the first residents in the Titanic Quarter what are your thoughts on its location as a business district?

The development plans are very impressive. Citi is playing its part in Titanic Quarter and we have taken possession of the new Gateway Building beside the Odyssey. The building has been fitted out to a high specification and we feel it is a great working environment for our staff. We look forward to seeing the remaining plans for Titanic Quarter taking shape in the months and years ahead.

Has Northern Ireland met your skills requirement with regards to staff?

Absolutely – indeed, exceeding expectations. One of the drivers for Citi selecting Northern Ireland as a location was the availability of talent with two excellent universities locally. We have recruited graduates from technologies and quantitative disciplines, business and commerce backgrounds and law graduates as well as non graduates with experience in financial services and customer service environments. In short, we are very happy with the calibre of talent in Northern Ireland.

The Newsletter — Fri, 9 May 08

## New York Mayor gives his seal of approval

BELFAST is waking up to a new economic horizon, the man who leads the "city that never sleeps" declared yesterday. Michael Bloomberg, Mayor of New York, one of the major figures attending this week's US-NI investment conference, revealed how impressed he was with Belfast's rejuvenation as he helped launch the new Financial Services Centre in the city's Titanic Quarter.

"It is everything I had looked forward to and expected," he said. "I am delighted to be in Belfast for the first time. I am extremely impressed with what is happening. There is a great buzz and excitement about Belfast and it is great to see the investment being made in this city and to hear that the economy here is on the up and up."

Social Development Minister Margaret Ritchie told Mayor Bloomberg the Titanic Quarter was "a symbol of the new Northern Ireland." "It holds the promise of delivering greater prosperity for our people and a unique investment opportunity for the US business sector."

# Belfast Harbour The Offer

Belfast Harbour is committed to attracting business investment which will enable the creation of further high value jobs and the introduction of key businesses to Belfast Harbour underpinning the importance of the organisation's contribution to regional economic growth.

- 300 acres of prime commercial development sites
- Belfast Harbour will design, project manage and deliver built product, thereby eliminating project finance and execution risks
- Belfast Harbour has a proven track record of project delivery to programme, within budget and to client requirements

## Belfast Harbour

Graeme Johnston  
Chief Operating Officer, Real Estate  
Harbour Office  
Corporation Square  
Belfast  
Northern Ireland  
United Kingdom  
BT1 3AL

+44 28 9055 4422 Tel  
+44 28 9055 4406 Tel direct  
investment@belfast-harbour.co.uk  
www.belfast-harbour.co.uk/property



Misrepresentation Act 1967 - Unfair Contract Terms Act 1977.  
The Property Misdescriptions Act 1991

The agents for themselves and for vendors or lessors of this property, whose agents they are, give notice that:

1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

BHC would like to express their gratitude to the following organisations for their co-operation and assistance in the creation of this publication.

