ONLY 1 SUITE REMAINING OF 6,000 SQ FT OF PRIME GRADE A OFFICE SPACE IN THE HEART OF BELFAST

97% LET

THE EWART

BEDFORD SQ

WIRED CERTIFIED PLATINUM

BREEAM – CODE FOR A SUSTAINABLE BUILT ENVIRONMENT

CYCLING SCORE CERTIFIED

Belfast Telegraph PROPERTY AWARDS

COMMERCIAL DEVELOPMENT OF THE YEAR WINNER

THEEWARTBELFAST.COM

01
THE VISION
4 — 5

02
THE LOCATION
6 — 9

03
THE BUILDING
10 — 15

04
THE SPECIFICATION
16 — 17

THE VISION

A NEW BELFAST GIANT

THE EWART has joined the cast of of architectural landmarks on Belfast's skyline at 17-storeys high, it offers spectacular views, a panoramic that is unlikely to be surpassed.

Set in one of Belfast's most desirable locations, a short walk from City Hall and the new £350 million Grand Central Station, THE EWART celebrates the rich history and heritage of its surroundings.

Bedford Street. Belfast

THE EWART

BEDFORD SQ

GRAND CENTRAL STATION
6 MINS

EUROPA HOTEL
4 MINS

GRAND CENTRAL HOTEL
1 MIN

ULSTER HALL
1 MIN

DANSKE BANK
2 MINS

10 SQUARE HOTEL
2 MINS

CITY HALL
4 MINS

MAIN RETAIL CORE
6 MINS

BANK OF IRELAND
5 MINS

BELFAST'S MOST CONNECTED LOCATION

THE EWART is perfectly located at the heart of Belfast. Situated on the vibrant Bedford Street between the multitude of theatres and restaurants, it is within walking distance of Belfast City Hall and various first class hotels. Easily connected to main transport hubs and conference centres, it offers a perfect office space.

BELFAST TO

GEORGE BEST CITY AIRPORT
10 MINUTES

INTERNATIONAL AIRPORT
27 MINUTES

DUBLIN
2 HOURS

BELFAST TO

EDINBURGH
1 HOUR

MANCHESTER
1 HOUR

LONDON
1 HOUR

PARIS
2 HOURS

BARCELONA
2.5 HOURS

BERLIN
2.5 HOURS

MILAN
2.5 HOURS

NEW YORK
7 HOURS

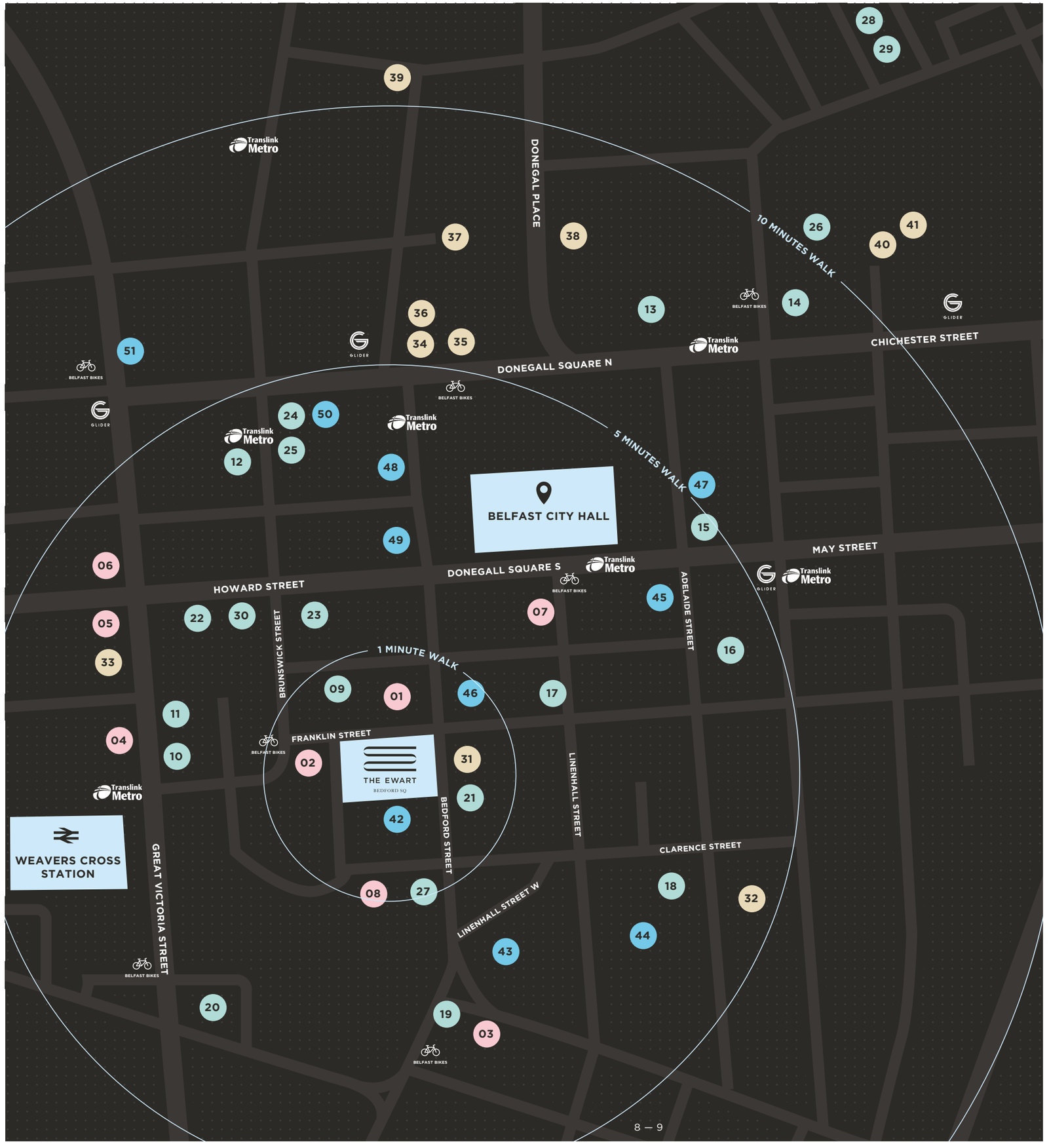
HONG KONG
14 HOURS

HOTELS
01 GRAND CENTRAL HOTEL
02 MALDRON HOTEL
03 CLAYTON HOTEL
04 EUROPA HOTEL
05 FITZWILLIAM HOTEL
06 LEONARDO HOTEL BELFAST
07 TEN SQUARE HOTEL
08 MOXY HOTEL

CAFES / RESTAURANTS / BARS
09 THE PERCH BAR
10 CROWN BAR
11 STARBUCKS
12 EDO
13 CAFE PERISIEN
14 CAFE NERO
15 MARGOT
16 STARBUCKS
17 COCO
18 ZEN
19 NANDOS
20 GINGER BISTRO
21 HARLEM CAFE
22 HOWARD STREET
23 DEANES
24 HOME
25 STIX & STONES
26 REVOLUCIÓN DE CUBA
27 PUG UGLYS
28 THE JAILHOUSE
29 HENRY'S
30 AMELIA HALL

SHOPS / LEISURE / RECREATIONAL
31 ULSTER HALL
32 PUREGYM
33 BELFAST GRAND OPERA HOUSE
34 HOTEL CHOCOLAT
35 VISIT BELFAST
36 LINEN HALL LIBRARY
37 BOOTS
38 M&S
39 PRIMARK
40 VICTORIA SQUARE
41 ODEON CINEMA

BANKS / BUSINESS
42 INVEST NI
43 BBC BUILDING
44 CBRE
45 BANK OF IRELAND
46 EY
47 ULSTER BANK
48 SCOTTISH PROVIDENT BUILDING
49 DANSKE BANK
50 PWC
51 PROGRESSIVE BUILDING SOCIETY



THE BUILDING

ESTABLISHED FOR BUSINESS

The Ewart offers over 210,000 sq ft of BREEAM Excellent space with the best building amenities available in Belfast.

Join tenants including Deloitte, Hub Financial, Tughans, MCS, Evelyn Partners, AXA, Barclays, AMS, RSM, Grant Thornton and Julis Bar.

TENANT TESTIMONIAL VIDEO

MAKING AN ENTRANCE

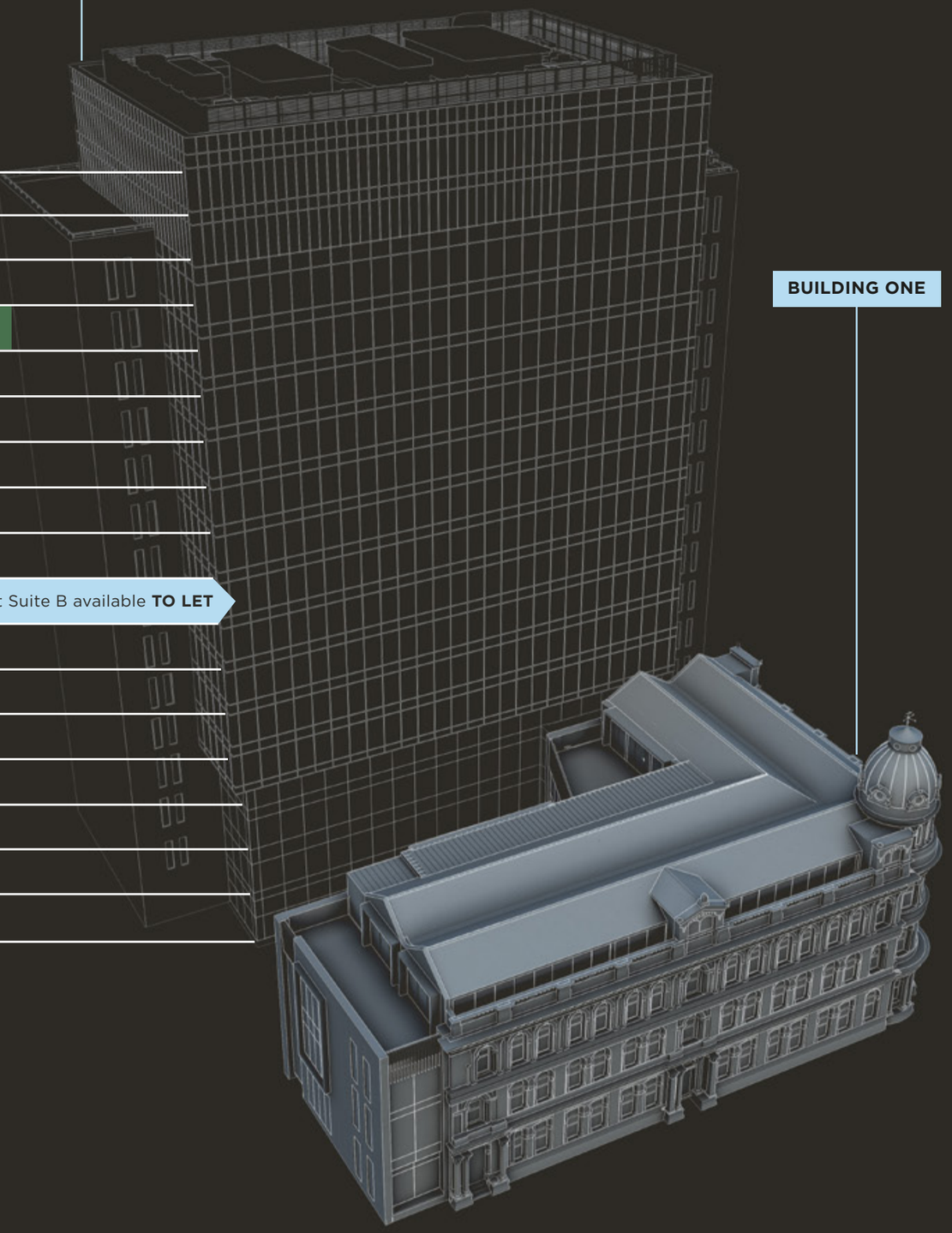
First impressions count. The combination of a perfect setting and the design-driven architectural quality of this landmark development has created the most sophisticated and desirable office space in the city.

An iconic building with both the past and the present at it's heart.

IN GOOD COMPANY

BUILDING TWO

BUILDING ONE



LEVELS	SQ FT SQ M	
Sixteenth	Deloitte.	
Fifteenth	Deloitte.	
Fourteenth	AXA	
Thirteenth	evelyn PARTNERS	BARCLAYS
Twelfth	Tughans	
Eleventh	Tughans	
Tenth	MCS GROUP	
Ninth	Grant Thornton	
Eighth	Grant Thornton	
Seventh	JB Julius Baer	6,017 sq ft Suite B available **TO LET**
Sixth	A|M|S	
Fifth	HUB FINANCIAL SOLUTIONS	
Fourth	HUB FINANCIAL SOLUTIONS	RSM
Third	Deloitte.	
Second	Deloitte.	
First	Deloitte.	
Ground	Flame	

6,017 SQ FT

AVAILABLE NIA

BUILDING ONE FULLY LET TO

Deloitte.

210,000

TOTAL NIA

124

BICYCLE SPACES

17

FLOORS

WIRED CERTIFIED PLATINUM

NORTHERN IRELAND'S FIRST COMPLETED NEW BUILD GRADE A OFFICE BUILDING TO ACHIEVE A WIRED SCORE PLATINUM CERTIFICATION

STATE OF THE ART WORKING

THE EWART has been designed to be of high quality and to display a high level of environmental awareness. The building is rated as BREEAM Excellent, but in addition, the office space has been designed to maximise natural daylight and provide the perfect working environment.

FLOOR TO CEILING HEIGHT
2.7m

TARGETED EPC A RATING

ELECTRIC CAR CHARGING POINTS

20 CAR PARKING SPACES
Located in secure basement. 1 space available on separate licence for 7th floor.

TYPICAL FLOOR PLATE
11,484 sq ft

DRYING ROOM

BASE OCCUPANCY
(Person/sq. m)

TARGETED EXCELLENT RATING

124 BICYCLE SPACES
Located in secure basement car park

13 SHOWER CUBICLES
6 Male, 6 Female, 1 Unisex

FOUR PIPE FAN COIL AIR CONDITIONING
Served by chillers located at roof level plant area & LTHW boilers located within basement plantroom

RECEPTION
High quality double height reception area

8 PASSENGER LIFTS
Waiting time - 25 seconds or less
Lift Speed - 3m/s

WIRED SCORE PLATINUM CERTIFICATION

124 LOCKERS
62 Male, 62 Female

MEET THE TEAM

DEVELOPMENT BY:

MRP

A DEVELOPMENT BY MRP, THE PROPERTY DEVELOPMENT AND INVESTMENT DIVISION OF MCALEER & RUSHE.

MRP focuses on the creation and management of high quality office, hotel, student and residential accommodation throughout the UK & Ireland, operating from offices in London, Belfast and Head Office in Cookstown.

AGENTS:

CBRE NI
PART OF THE AFFILIATE NETWORK

To arrange a viewing or for further information please contact CBRE.

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