

OLYMPIC HOUSE

Situated in the heart of Titanic Quarter, Olympic House will offer Grade A office accommodation fit for 21st Century occupiers. The building will have a prominent position on the Queen's Road beside the award-winning Public Record Office of Northern Ireland (PRONI) building and the Belfast Metropolitan College.

Olympic House will incorporate two elegantly linked office blocks of six and seven storeys respectively, including a feature penthouse level.

The inherent flexibility of the design of Olympic House is further illustrated by the building's ability to operate with dual frontages/entrances to both the Queen's Road and Titanic Boulevard. The building is complemented by a semi-basement level car park which will provide parking for 82 cars beneath the main office space. Vehicle access to the car park is discreetly located off Titanic Boulevard.

TQ OLYMPIC HOUSE

148,000 sq ft

Net area of Grade A Office Accommodation



The high quality of Olympic House will follow the standard already set by the PRONI building and Gateway Offices. The palette of quality materials to be used will include “white limestone” offset by generous amounts of floor to ceiling glazing to ensure excellent daylighting standards. The two entrances are highlighted by the use of bronze cladding. These and other key design features of the building will be living testimony to the overarching quality objectives set for the Titanic Quarter development.

Olympic House will deliver a quality, efficient and sustainable working environment.

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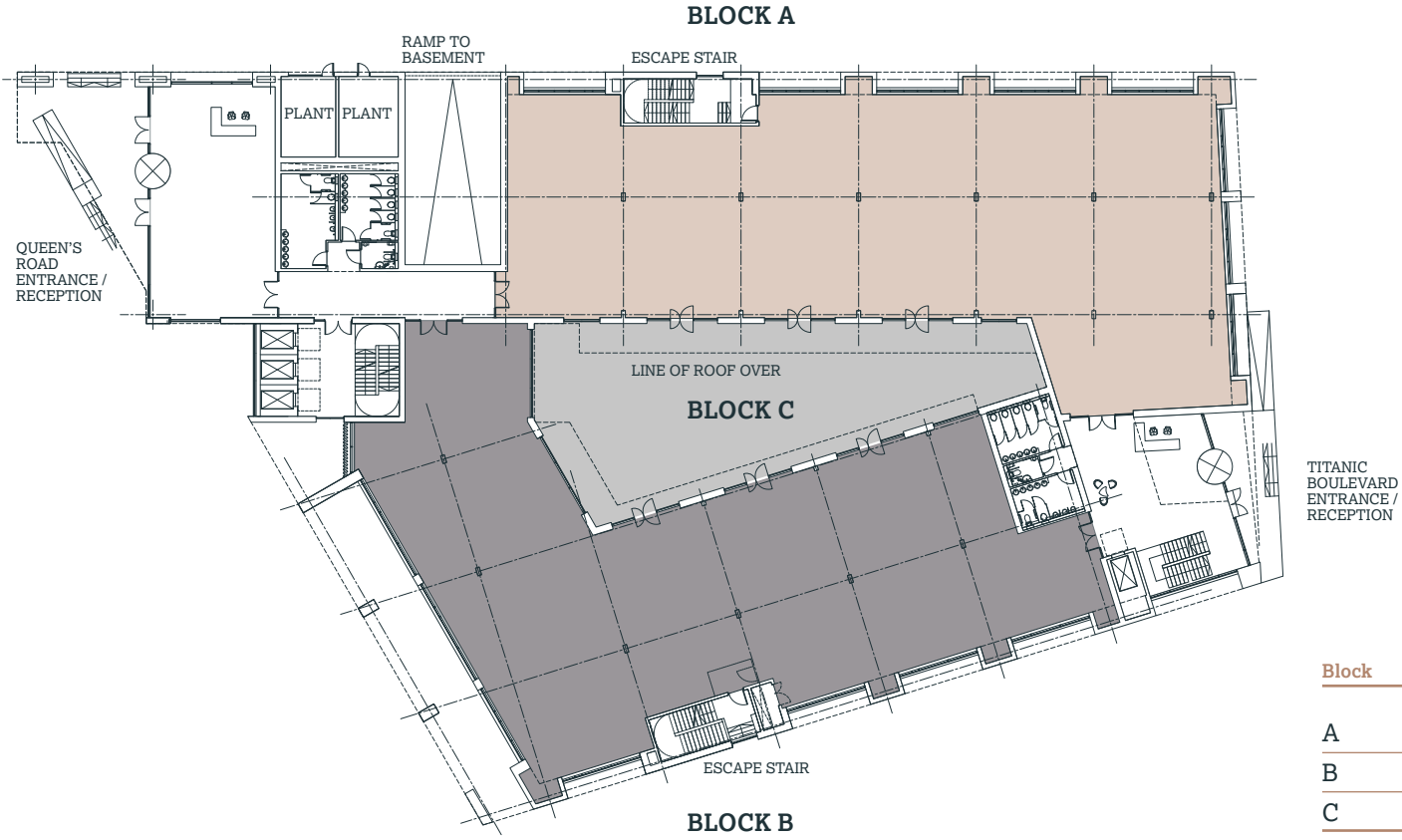
Site Location



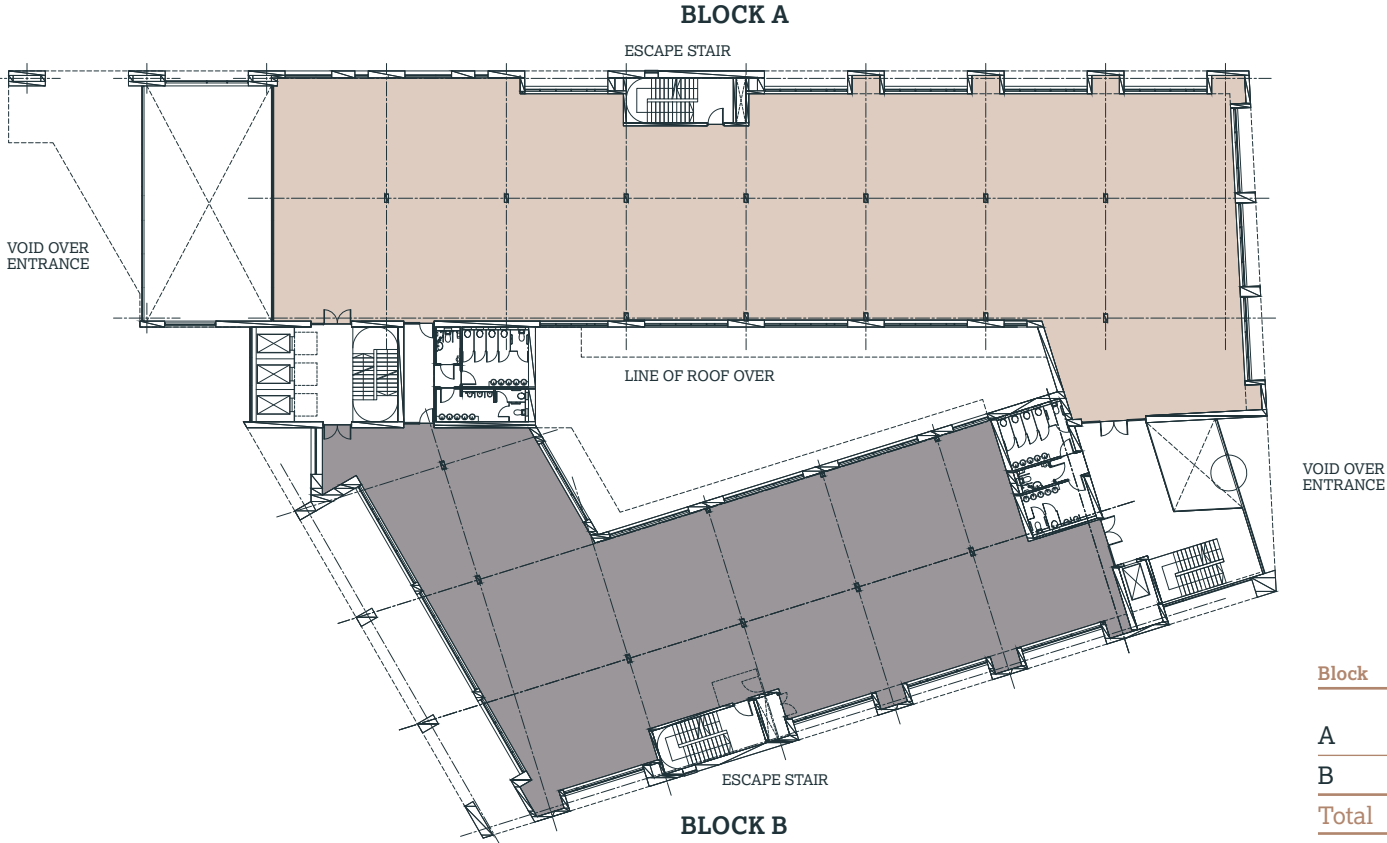
No.	Building
1.	Gateway Offices
2.	Public Record Office
3.	ARC Residential & Retail
4.	Belfast Metropolitan College
5.	Titanic Belfast
6.	Titanic Drawing Offices & Hotel
7.	Financial Services Campus
8.	Hamilton Dock (Nomadic)
9.	Hamilton Dock Hotel
10.	Odyssey Arena
11.	Olympic House
12.	North Yard

SCHEDULE OF AREAS + PLANS

Floor Level	sq m				sq ft			
	Block A	Block B	Block C	Total	Block A	Block B	Block C	Total
Ground	810	779	318	1,907	8,719	8,381	3,423	20,523
1st floor	1,062	724	—	1,786	11,429	7,797	—	19,226
2nd floor	1,354	855	—	2,209	14,573	9,202	—	23,775
3rd floor	1,354	855	—	2,209	14,573	9,202	—	23,775
4th floor	1,354	855	—	2,209	14,573	9,202	—	23,775
5th floor	1,354	855	—	2,209	14,573	9,202	—	23,775
6th floor	1,225	—	—	1,225	13,186	—	—	13,186
Total				13,754				148,035



Block	Net sq m	Net sq ft
A	810	8,719
B	779	8,381
C	318	3,423
Total	1,907	20,523



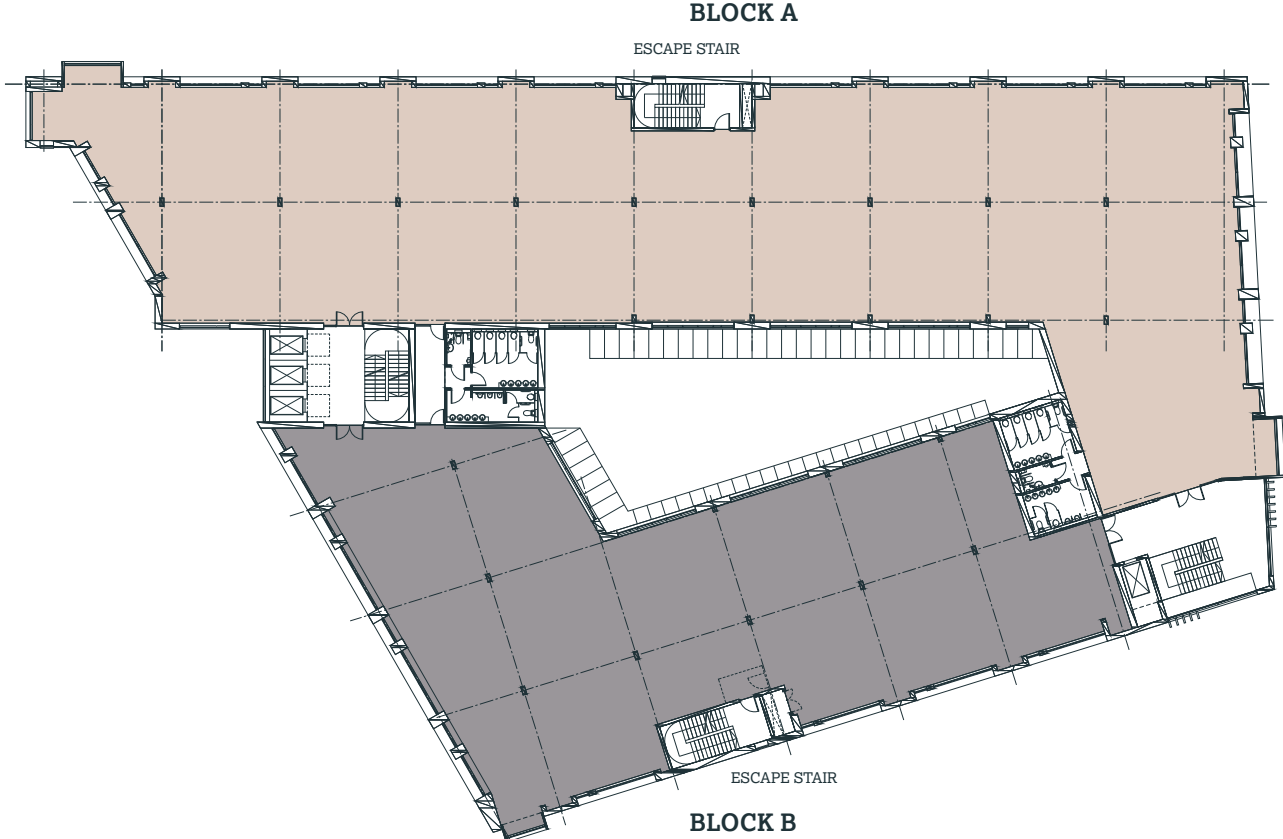
Block	Net sq m	Net sq ft
A	1,062	11,429
B	724	7,797
Total	1,786	19,226



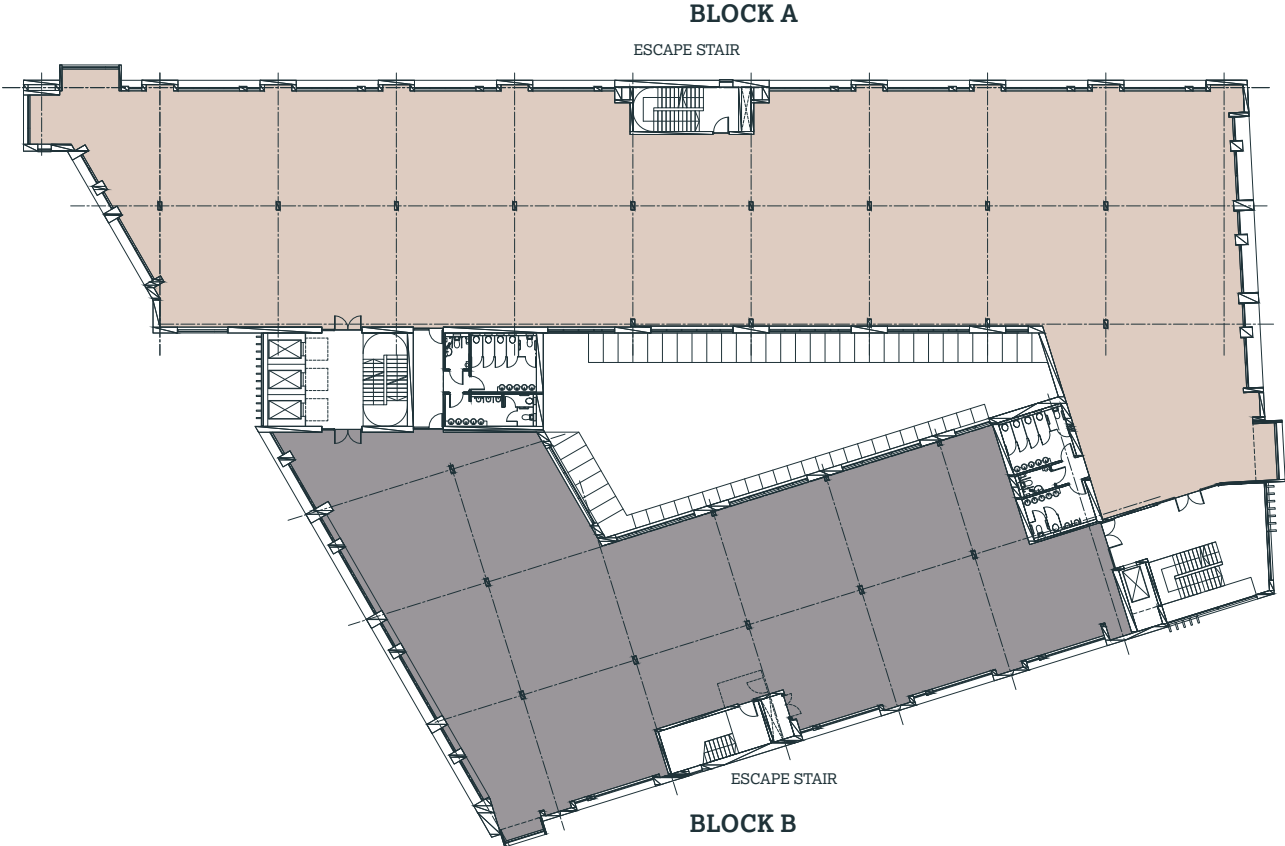
Block	Net sq m	Net sq ft
A	1,354	14,573
B	855	9,202
Total	2,209	23,775



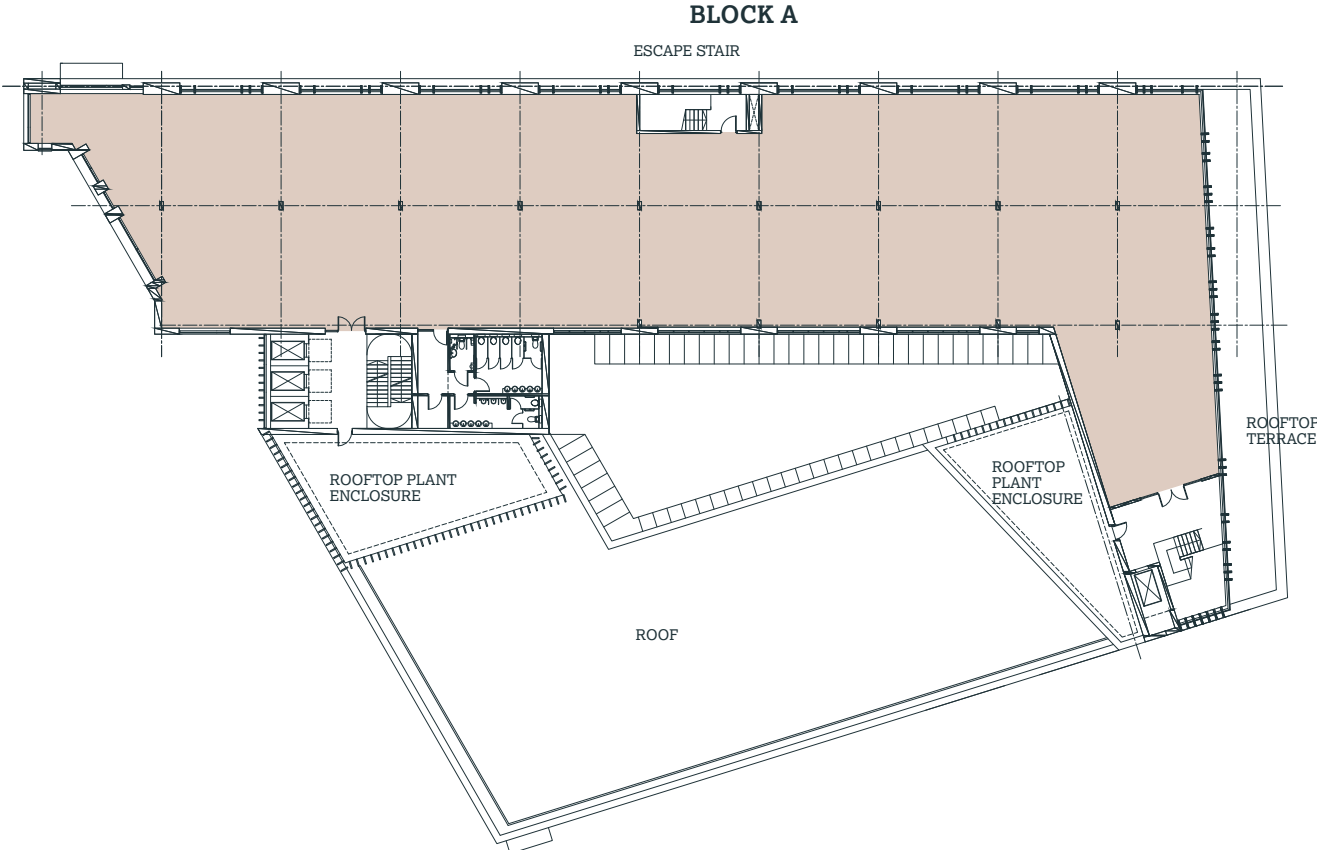
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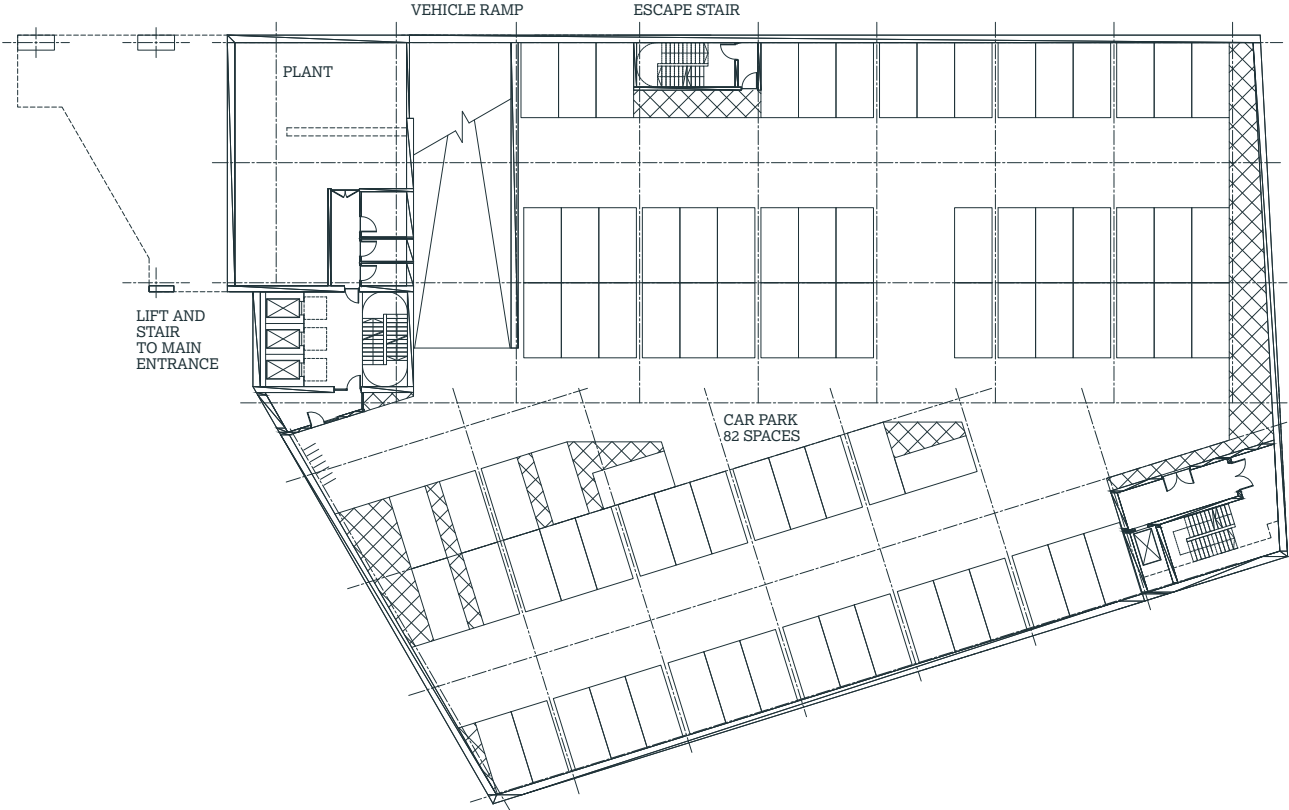
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Total	1,225	13,186



Car Park Area	2,237 sq m
Car Park Spaces	82

SUMMARY SPECIFICATION

The proposal is to provide a British Council of Offices (BCO) Category A standard of office accommodation of an exceptional quality and a building of architectural merit. The key elements of the specification for Olympic House are:

Floors and Ceilings

150mm (nominal) raised access floor medium strength on 600 x 600mm grid. Floor to take carpet tiles

2.85m minimum target floor to ceiling height within office floor plates

Grid type suspended ceiling, 600 x 600mm with fine 15mm tegular profile. Tile to be Armstrong Dune or similar

Lifts

4 x 13 persons passenger lifts with 1 lift doubling as a passenger and firefighting lift

WCs & Showers

Ground floor visitors WC's

Male & Female WC's on each floor

Shower and changing facilities within basement area

Mechanical Services: Offices Performance

VRF/VRV refrigerant based comfort cooling system with concealed ceiling void mounted terminal units

Mechanical ventilation with heat recovery

Energy Management system to control landlord HVAC systems to maximise environmental control and minimise energy usage

Occupancy density capable of meeting minimum standard of 1 person per 10 sq m which can be increased if required

Electrical Services

Lighting: Offices 400-450 lux (target)

Daylight dimming & PIR control

CCTV & digital recording system to landlord area

Provision for dual access telecommunications ducting providing redundancy and resilience

Parking spaces and access

82 car parking spaces

Designated area for bike parking

Motorcycle parking

Access control system to basement car park

Landscaping

Landscaping to external areas to excellent quality

Extensive public realm areas

Public art

Sustainability

Target BREEAM for offices 2011 "Excellent" rating

Target LEED "Gold" certification

Target EPC "B" rating

A GREEN TQ

Design

The design of the building exceeds the requirements of Building Regulations Part L 2012. The building has been designed to maximise opportunities for natural ventilation and lighting. Passive design measures have been incorporated within the building, including specifying the u-values of the thermal elements and controlled fittings to improve minimum Building Regulation requirements.

BREEAM & EPC Rating

The building is designed to achieve a target BREEAM for offices 2011 rating of “Excellent” or alternatively to achieve a target LEED version 4 “Gold” accredited by the US Green Building Council. The Building is designed to achieve a target EPC rating of “B”.

Energy saving features

Lighting: daylight dimming and PIR control

Energy efficient light fittings

Rainwater harvesting

Solar heating (pre-heating of domestic hot water)

Photovoltaic panels

Low water volume flush WC'S

Low water volume and sensor taps

Mechanical ventilation heat recovery

Sub metering gas, water & electricity

Inverter speed control of fans

Additional Benefits

Sustainable brown field development

Open access carrier neutral telecoms infrastructure with direct access to high capacity fibre network

Excellent local connections to rail, bus and air transport services

Provision of cyclist parking spaces, showers and changing facilities

Naturally ventilated basement car park

Full digital building management system

Extensive local amenities and high quality public realm spaces



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