

# THE SIXTH

NEW LANDMARK SCHEME  
IN HEART OF BELFAST'S  
CITY CENTRE

30,000 SQ FT - 230,000 SQ FT (NIA)

124-144 ROYAL AVENUE BELFAST



# THE SIXTH

## 230,000 SQ FT MIXED USE, STATE-OF-THE-ART WORKSPACE

### 1 A RICH HERITAGE

The 'Sixth' was the cry of Belfast's newspaper vendors since 1886

### 2 WORKSPACE: REIMAGINED

An exciting new and innovative flexible workspace for Belfast with world class IT connectivity, full Grade A specification, and ground floor retail and leisure opportunities

### 3 JOINT PARTNERSHIP

Established local developer McAleer & Rushe have formed a Joint Venture with Belfast City Council to develop the former Belfast Telegraph building

### 4 OFFICE FLOORPLATES UP TO 30,000 SQ FT

Supremely flexible workspace to accommodate a range of differently sized companies in the professional, creative and technology sectors

### 5 A TALENTED & CONNECTED LOCATION

Situated adjacent to the new £250m Ulster University Campus, The Sixth will see 15,000 students on its doorstep, and has close proximity to public transport and the motorway network

### 6 WELLBEING AT THE TOP

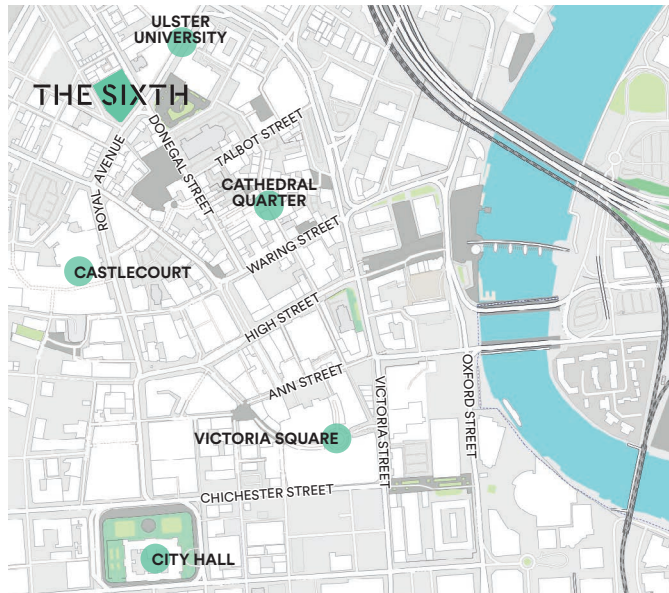
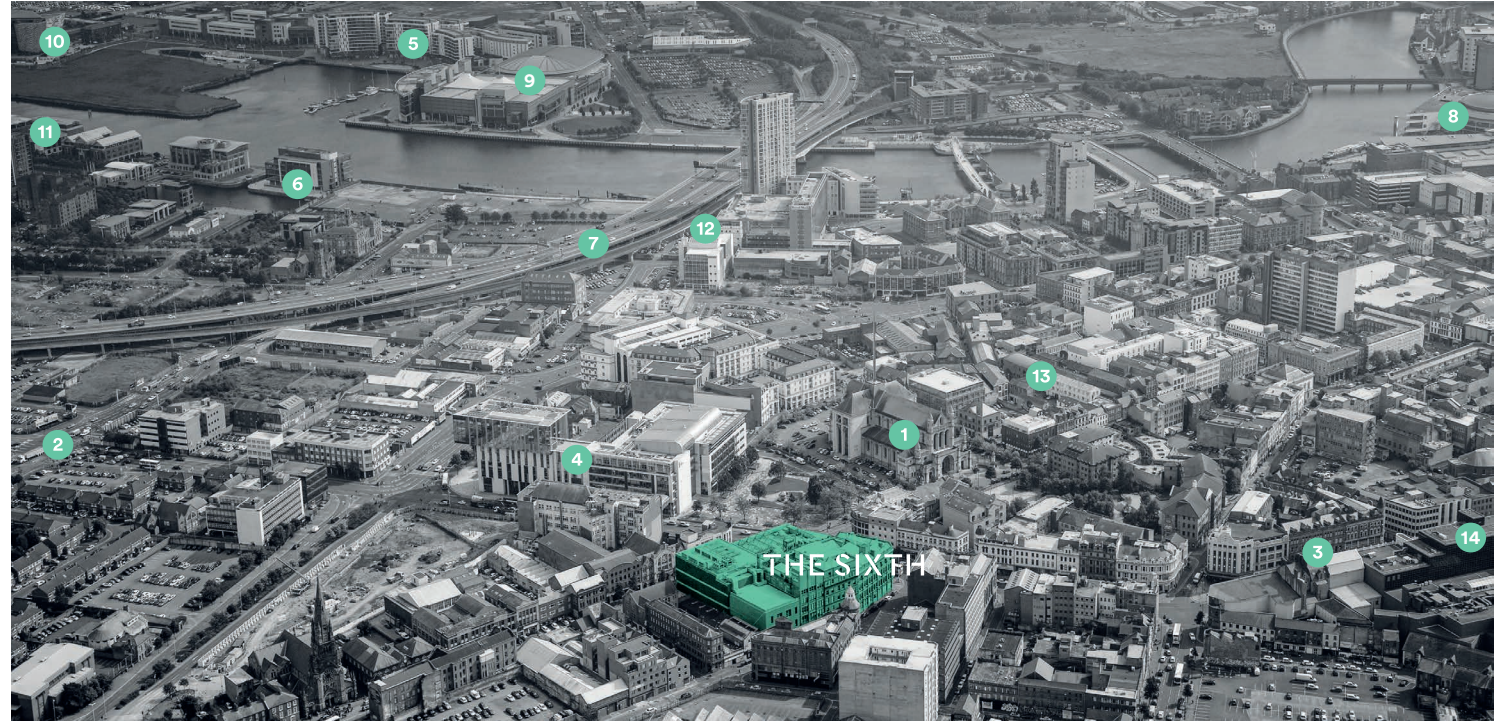
Recognising the importance of a healthy working environment, The Sixth will include a rooftop running track where office staff can burn the calories

Planning submitted with  
delivery anticipated 2020



# THE LOCATION

- 1 St Anne's Cathedral
- 2 York Street Interchange
- 3 Royal Avenue (Retail Core)
- 4 Ulster University
- 5 Titanic Quarter
- 6 City Quays
- 7 M3 Motorway
- 8 Waterfront Hall
- 9 SSE Arena
- 10 Titanic Belfast
- 11 Clarendon Dock
- 12 Gamble Street Station (Proposed Future Site)
- 13 Cathedral Quarter
- 14 Castle Court



## AREA SCHEDULE

| FLOOR        | SEAVR NIA (SQ FT) | NEW BUILD NIA (SQ FT) | TOTAL NIA (SQ FT) |
|--------------|-------------------|-----------------------|-------------------|
| 00           | 5,490             | 18,869                | 24,359            |
| 01           | 5,490             | 29,439                | 34,929            |
| 02           | 5,490             | 29,439                | 34,929            |
| 03           | 5,490             | 29,439                | 34,929            |
| 04           | 5,490             | 29,439                | 34,929            |
| 05           |                   | 29,274                | 29,274            |
| 06           |                   | 23,732                | 23,732            |
| 07           |                   | 18,107                | 18,107            |
| <b>TOTAL</b> | <b>27,450</b>     | <b>207,738</b>        | <b>235,188</b>    |

Area Schedule subject to final planning submission



## LETTING AGENTS



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## Architect

**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

RIBA  **Stirling Prize 2015**

**AJ100 Practice of the Year**  
The Architects' Journal  
Awards 2018



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