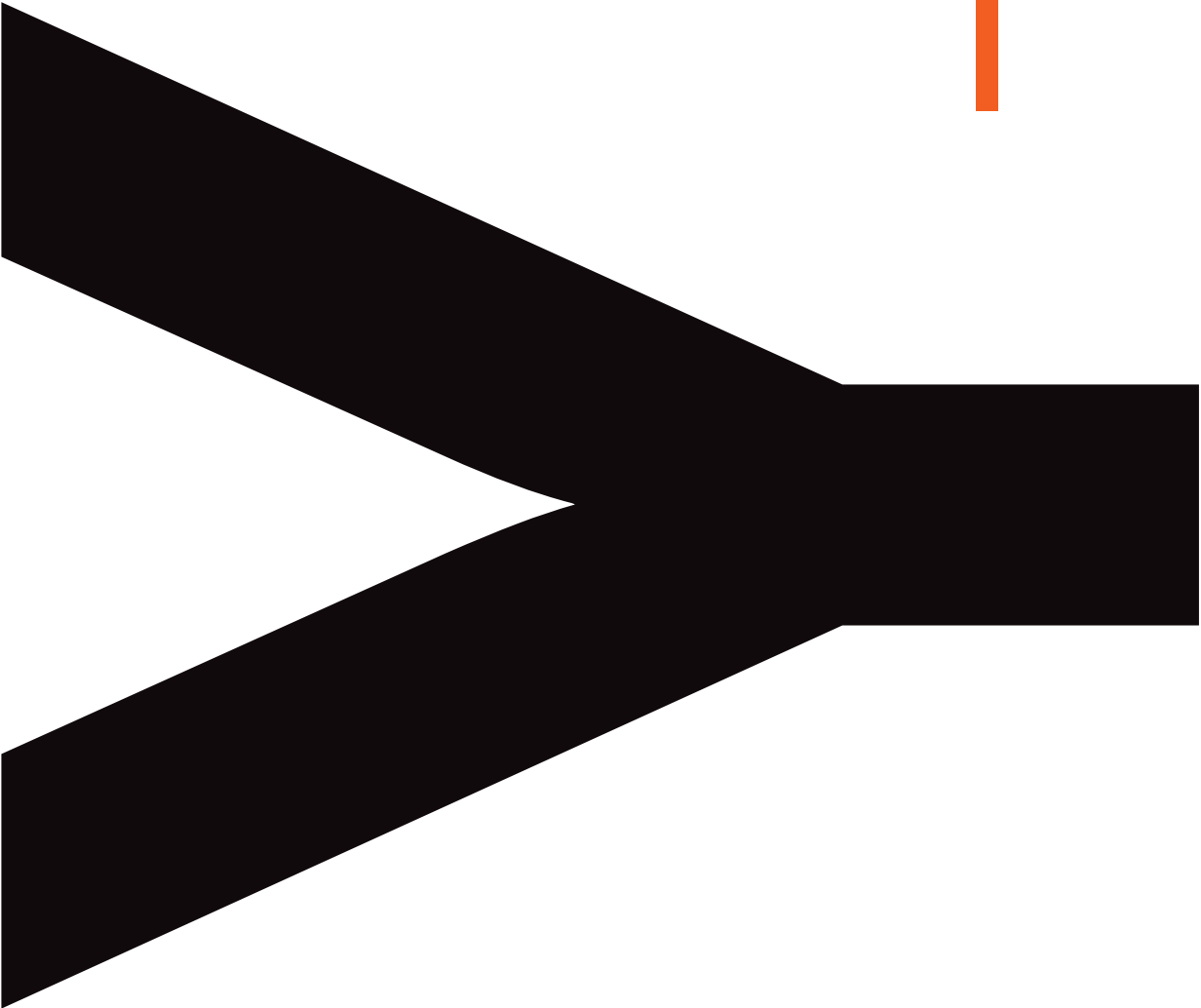


North
Gresham
Sawtooth
Butcher's
The Terraces
The Yard

Smithfield Yard



Definitely Distinctively Defiantly Belfast

smithfieldyardbelfast.com



**Smithfield
Yard**

**15,552 sq m
167,404 sq.ft**

**A 167,404 sq.ft
mixed-use campus
development in
the heart of the
historic Smithfield
area of Belfast,
part of the creative
Cathedral Quarter
and central retail
district.**

Comprising–

**3 new exemplar Grade A workspace
buildings designed to the highest
international standards and the demands of
a contemporary workforce.**

North

**10,378 sq m (117,707 sq ft)
Grade A office accommodation over 8 floors**

Gresham

**3,042 sq m (32,742 sq ft)
Grade A office accommodation over 4 floors**

Sawtooth

**460 sq m (4,952 sq ft) zinc clad creative
office accommodation over 3 floors**

**All set around a vibrant urban
Yard of independent retailers, in
a neighbourhood of refurbished
Victorian retail terraces and the
listed Butcher's building.**





Definitely Distinctively Defiantly Belfast

The Terraces—
Winetavern Street

The Vision —

We have secured planning approval for our scheme. With The Yard at its heart, North, Sawtooth and Gresham are individual office buildings each with a different character and serving a flexible occupier profile.

We are building a community, cultivating start-ups and small local traders, feeding established SMEs and supporting local business alongside larger corporates.

The offer harnesses the energy of the unique, the artisans, the independents and the enterprising, to create a location that is distinctive where people want to work, a place people want to visit.

At Smithfield Yard we are injecting new life, creating a location that is distinctive, where people are excited and proud to work.

Smithfield Yard



Smithfield Yard: Three buildings connected by one yard. A distinctive city centre block that will appeal to today's workforce and where people will want to gather. SY is confident in its identity and sure about its future.

Above—

The Butcher's building /
North building



What's unique about Smithfield?

The urban environment, its authentic spirit, Smithfield indoor market, the unique tenant mix, the proximity to centres of academic excellence and its respect for heritage.

Defiantly

Smithfield is a defiant place, it is what it is - gritty.

Through extensive and meaningful consultation under the working title *Building Blocks*, we brought people together to help re-imagine the future of their city and to share with us their ambitions for Smithfield.

Entrepreneurs, small business owners, artists, makers, social enterprise and charity leaders became our critical friends, testing ideas on the tenant mix for the area.

We have encouraged creative use of our old buildings, a new kind of ownership of this gritty, exciting place: Belfast Design Week transformed the Butcher's Building into a design lab, and the internationally acclaimed Belfast Photo Festival used the terraces as a canvas during their award-winning festival.

The Terraces + The Yard

We've kept the urban essence of the area by re-imagining the use of the existing Victorian terraces which have been home in the past to seamstresses, locksmiths, performers, publicans, haberdashers, butchers and a much loved pet shop.

With its daily market, Smithfield has always been a place to gather. By injecting life back into The Terraces through a dynamic tenant mix and by ensuring The Yard is home to excellent independent eateries and coffee shops, we are celebrating the area's tradition of bringing people together.

We have harnessed the inner city energy and acknowledged its heritage with our bold designs, creating a dynamic and engaging future workplace.



Location

Belfast is a compact, energetic city surpassing the expectations of a typical regional capital. It has emerged from a challenging past as one of the best UK cities to live and work in.*

The Smithfield Yard development is located in the old heart of the city. It is an area of the city undergoing an exciting period of transition with a number of developments underway, including the new Ulster University campus and is home to a growing population of students (15k), creatives, independents and entrepreneurs and creative office developments.



**Campus Development –
“a new vision for learning”**

- Landmark development – 75,000 m2
- Home to 15,000 students
- “Open to Innovation” – Opportunities for University and private sector collaboration and a great resource for expertise

- SY

Smithfield Yard
- 1

St. Anne's Cathedral
- 2

Ulster University
- 3

The MAC
- 4

Central Library
- 5

City Hall
- Cathedral Quarter



*Glassdoor Top 25 Cities In The UK To Work In March 2020

Smithfield is just a few minute's walk from the iconic City Hall and the main shopping areas of Victoria Square and Donegall Place offering high street and high-end goods.

It is a stone's throw from the vibrant arts, food and drink culture of the Cathedral Quarter (historically home to the old iron foundry, the pottery, the whiskey merchants and the Brown Linen Hall)

A multitude of award-winning eateries have helped establish the area's foodie status. The city offers high-end dining experiences at The Merchant, Muddler's Club and Ox (all recipients of Michelin Stars), alongside the delicious cuisine of Hadskis in Commercial Court and a vibrant dining experience at Bubba and Coppi in St Anne's Square.

The Neighbourhood



Arts & Entertainment

The Metropolitan Arts Centre (MAC) in the nearby St Anne's Square welcomes work from international and local artists in its numerous galleries, complemented by a year-round programme of theatre. The nearby Black Box is a celebrated venue for unique fringe arts events and the very best in local creative talent. Its programme includes: music, spoken word, theatre and comedy.



Pubs

Smithfield is on the doorstep of some of Belfast's most celebrated and popular public houses: The Spaniard, The Dirty Onion and The National.

Throughout the neighbourhood you'll come across curious little finds like The Friend in Hand, a unique whiskey museum with the biggest collection of Irish Whiskeys anywhere and the independent Sunflower bar with its caged entrance, a quirky nod to the city's recent past.

The Dark Horse is a unique Belfast pub serving coffee and the finest tea. It is located in Commercial Court, opposite one of the most popular drinking houses in the city – The Duke of York. Across the courtyard is an outdoor gallery of custom street art depicting scenes of Northern Irish history and culture.



02– Why Belfast?

Why Belfast?

Belfast - Capital of Northern Ireland

Belfast is associated with traditional industries such as shipbuilding and manufacturing, but it also has a rich creative sector, a thriving student population and has in recent times become one of the UK's leading tech hubs. The city is a 'living lab', bursting with talent, pioneering research and innovation.

Belfast is preparing for the future and harnessing its talent pool, creativity and technical infrastructure to build innovative solutions that will ensure future growth.



Belfast is home to two leading universities, Queen's University (Russell Group) and Ulster University (with its city centre campus next to Smithfield Yard)



Belfast is the 2nd fastest growing knowledge economy in the UK³

Belfast ranks 2nd in the FDI Strategy Global Cities of the future³

1st	Northern Ireland was the top performing region in the UK for GCSEs in 2018
70%	of IT professionals hold a degree (8% above the UK average) ⁴
900	international companies are located in Northern Ireland, employing over 100,000 people ²
80%	of businesses that locate in Belfast choose to re-invest ²

¹ Northern Ireland Statistics and Research Agency - Mid Year Population Estimates 2018
² Belfast City Council - www.investinbelfast.com
³ Invest NI
⁴ Higher Education Statistics Agency (HESA)

Infrastructure

Belfast has great transport links within the UK and Europe.



Accommodation / Hotels

A stay in Belfast is accessible for all budgets, from the five-star opulence of The Merchant, the urban coolness of Bullitt, the commanding views of Grand Central or a funky place to crash at Flint. The large chain hotels of Hilton, Radisson Blue and Premier Inn are also within walking distance.



By Road

The site at Smithfield offers the convenience of almost immediate access to Belfast's main orbital carriageway of the Westlink and subsequently the North and South bound motorways. M1/A1 links between Belfast and Dublin mean a typical journey between the capital cities is less than **2hrs**



By Bus

The Metro and Belfast Rapid Transit – Glider networks offer modern and frequent urban bus services in the Greater Belfast area



By Bike

Belfast is becoming increasingly cycle-friendly. Commuting by bike is getting easier with on-going investment in cycle lanes, off-road paths and riverside terraces. There are also **46** bike docking stations across the city



By Rail

A major programme of urban development is taking place in the city: The Transport Hub will position Belfast to more effectively connect between rail and road transport. The Enterprise train between Belfast and Dublin runs **8** times daily and takes **2hrs**



By Air

Belfast has two airports offering approximately **30** direct flights to London daily, **67** weekly flights to the UK and **59** weekly flights to Europe

George Best Belfast City Airport is approximately **2** miles from the city centre and is easily accessible by car, less than 10 minutes in a taxi from Smithfield Yard. Belfast International Airport, is just **25** minutes away (by bus or by car), and serves numerous European destinations including (Amsterdam, Barcelona and Paris)

Dublin International Airport is less than **2hrs** away



By Sea

The Port of Belfast is the second largest on the island of Ireland, handling almost **60%** of Northern Ireland's seaborne trade and **20%** of the entire island's sea traffic. Routes from Liverpool, Stranraer and Cairnryan service the city



Connectivity

Northern Ireland's communications infrastructure is renowned as state-of-the-art, international connectivity at a very competitive cost.

The region also has a track record of staying at the forefront of communications technology.

100%

It became the first region in Europe to achieve 100% broadband coverage and was one of the first to operate and experience high speed, next generation services with a 100-gigabyte per second transatlantic and terrestrial telecommunications link between Northern Ireland, North America and Europe. The region provides a fully digital, fully fibre optic communications network.⁵

Northern Ireland benefits from its own Internet backbone exchange, and telecoms costs are among the lowest in Europe. Investors have access to leading-edge telecoms infrastructure and a burgeoning telecoms sector.⁶

70

The region's compact size also makes it an ideal testbed for new communications technology.

Northern Ireland's telecoms industry is a highly deregulated and competitive market with over 70 operators. Deregulation means better service and lower costs.⁶

Talent

Smithfield Yard

18/19

'The supply of talent in Northern Ireland, particularly at graduate level, is impressive and, coupled with the support from Invest NI and Assured Skills, it makes this region a highly attractive location to grow our company.'

Darragh McCarthy,
CEO, FinTrU

5,000

More than 5,000 people graduate annually with business-related degrees from Northern Ireland's two world-class universities.⁶

27,000

With four campuses, Ulster University caters for nearly 27,000 students of which 15,000 are next to Smithfield Yard in a new campus. This includes one of the largest provisions in computing in the UK and Ireland. It is in the world's Top 150 young universities.⁶

100

Queen's University Belfast is over 100 years old; it is a member of the Russell Group of 24 leading UK research-intensive universities and ranked in the top 1% of universities worldwide.⁶

World-leading research shows Northern Ireland has a number of globally recognised, technology related university research centres including the Intelligent Systems Research Centre (ISRC) at Ulster University, and The Institute of Electronics, Communications and Information Technology (ECIT) at Queen's University Belfast.

72%

Over 72% of Northern Ireland university research activity is world-leading or internationally excellent according to the Research Excellence Framework (REF) 2014 assessment.⁶

'The success of our current operations in Belfast was an important factor behind this latest decision to create another 600 jobs. The supply of talent in Northern Ireland, particularly at graduate level, is impressive and, coupled with the support from Invest NI and the Department for the Economy, it makes this region highly attractive to a global company like Citi seeking the best location for growth.'

James Bardrick,
Citi County Officer,
United Kingdom

⁵ Ofcom - The Communications Market Northern Ireland

⁶ Invest NI - Think Northern Ireland 12/18

FDI Pull Factors⁶

Corporation tax 19%

R&D tax relief -
12% HMRC R&D
Expenditure Credit

Operating costs -
average 20% to 30%
less than the rest of the
UK and Europe

Brexit - Belfast
is likely to have a
unique position in the
commercial geography
of the UK and Europe's
post - Brexit.



Belfast has been identified
as one of the cheapest
cities in Western Europe for
expats to live*

Repeat business –
Nearly 75% of new inward
investors reinvest

Almost 900
international
companies
have invested
in Northern
Ireland

Workforce
Drivers

Smithfield Yard

20/21



The workforce are looking for
Provenance, Purpose and Partnership

Millennials and Gen Z workers want a
**flexible, open, diverse and urban workspace
cultures**

Currently ½ the global workforce is made up
of younger workers:
Millennials – ‘**Gen Me**’ and
Generation Z – ‘**Gen We**’

Smithfield Yard offers the flexible way of life
your workforce wants. An easily accessible
city centre location with state of the art
office space and also places to eat and meet
amidst the city's heritage and one of its most
creative neighborhoods



70%

By 2025 over 70% of
the global workforce will
consist of Millennials and
Gen Z

35%

Gen Z, now the most
populous generation,
making up 35% of the
entire population -
72.8 million individuals

58%

58% of Gen Z are willing
to work nights and
weekends but want
social and leisure options
near their workplace to
support that

46%

Millennials and Gen Z
workers want a flexible
workplace culture. The
future workplace is
anywhere. 46 % of Gen Z's
are freelancers⁷

Today's workforce value:

Face-to-face interactions
Shared space
Choice-rich environments
Nature
Provenance

Today's workforce are:

Educated
Positive about tech
Entrepreneurial
Civic-orientated
Environmentally conscious

The top three criteria for young people when considering job opportunities are
– Compensation, career growth and positive social impact. They value choices
their employers make in social, environmental and regeneration agendas.

⁷ Capital GES and Inc.

Growth Sectors

Belfast is one of FT FDi Intelligence's Top 10 Digital Economies of the Future

Belfast is the world's number one destination for FinTech development investment projects and the top city in Europe for FDi software development projects.

Financial Services Technology -

Northern Ireland supplies sophisticated software for the world's major financial institutions. Our cluster includes multinationals such as Citi, Vela Systems, CME Group, FinTrU and Fidessa as well as local companies such as First Derivatives.

70%

Tech Talent -

70% of our IT and telecoms professionals hold a higher education qualification - the highest in the UK.

We have pools of talent in the fast-growing areas of animation, AI, mobile apps and immersive technology.⁶

£875m

Digital businesses generated a combined turnover of £875 million during 2017, equal to £98,000 per employee.⁶

Software Development -

Belfast is Europe's leading location for new software development projects. Investors include - Allstate, CyberSource (a Visa company), Fujitsu, Cayan, BT, Arris and WANDISCO.

5th

One fifth of Belfast's workforce is now employed in the digital tech sector.⁶



Northern Ireland is the number 1 international location for US Cyber security development projects.⁶

Northern Ireland has one of the fastest growing tech clusters in the UK.

Global Business Services -

Northern Ireland has a depth of skills available for human resources, finance, auditing, supply chain management, customer support, marketing, consultancy and legal services.

Education company, Pearson set up its Finance Services Centre in Belfast to support its global finance function.

Legal -

Top legal firms including Allen & Overy, Baker McKenzie and Herbert Smith Freehills are among those who have discovered the wealth of talent available in Northern Ireland.



ALLEN & OVERY



03– Floorplans / Specification



The Buildings



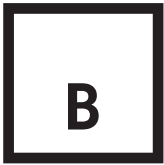
North



Gresham



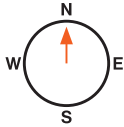
Sawtooth



Butcher's



Terraces



Smithfield Yard



Smithfield Yard will comprise a total area of 13,880 sq.m. (149,401 sq.ft.) of office accommodation across three buildings. This incorporates the North building and Gresham building which adjoins the Sawtooth Building, all arranged to create The Yard, an area of public realm that delivers a unique space for occupiers and activates additional ground floor frontages, breathing life into the development. The Yard bisects the two main structures and opens onto both Gresham and Winetavern streets.

The largest of the two buildings, North, re-establishes the traditional street frontage onto North Street where its primary entrance is found. This entrance accesses the lobby, touchdown space and an arcade which links directly to The Yard creating excellent public and occupier permeability across the site. This arrangement was adopted to provide a modern office development which facilitates a dynamic ground floor suitable for a variety of uses including cafés, restaurants and independent shops, it also serves as a catalyst for local regeneration. The smaller structure, Gresham and Sawtooth will share a common entrance foyer directly accessed from The Yard, bringing vitality right to the heart of the development.

On the corner of Gresham and North Street sits the beautiful B1 listed building fondly referred to as 'The Butcher's'. This building is unique in its appearance and full of charm; it is also in a prime position acting as the unofficial gateway to Smithfield Yard. Butcher's has huge potential as an F&B destination or home to high-end independent retail.

Surrounding the development are the Terraces, a series of Victorian terrace buildings on Gresham and Winetavern Street. The aesthetically appealing buildings will be thoughtfully refurbished to provide office and retail space to smaller businesses, independents who may not be looking for large floor plates, but who do want to be part of a vibrant community.



The Yard



The Yard at the centre of the development will be an inviting mixed use space with a quality food and beverage offer. Small shops at ground floor level will enhance the artisanal offer of independents in the restored terrace buildings of Gresham Street and Winetavern.

The walkway from Gresham Street to Winetavern is by design a homage to the famous Belfast 'entries'.

The aspiration of Smithfield Yard has been to create a new place within the city that will engage with and be permeable to the public whilst opening opportunity to surrounding land uses. The ground floor mix of occupiers will provide a palette of uses that will bring local life to the development and eschew the typical. At Smithfield Yard we are seeking to cultivate a built environment which is more than the sum of its physical parts by undertaking genuine, considered placemaking.

The Yard is the creative pulse running through Smithfield bringing it to life and igniting an energy that will attract workers, city dwellers, student and visitors alike.





North





North

Smithfield Yard

34/35

Victorian mill buildings were the icons of industry in Belfast. Our take on the mill building is 'North', an exemplar international standard office building, thoughtfully designed to meet modern expectations in a manner sympathetic to the trading history of the area.

The largest of the four buildings on the Smithfield site, North offers approximately 10,378 sq m (111,707 sq ft) of Grade A office accommodation arranged over 8 upper floors with roof terraces, cycle storage and shower facilities.

The unique design is apparent from the moment you set foot in the spacious reception that creates an immediate impact and sense of arrival. The foyer design allows access through the North building in an arcade arrangement which links to The Yard, increasing permeability across the site. This arrangement, with potential for internally accessible retail / café use offers a great amenity for occupiers.

The North building is a steel framed building clad in a combination of brick and precast reconstituted stone. With 50% clear glazing, the scheme provides excellent natural light and a robust thermal insulation resulting in a low energy building required of BREEAM Excellent.

External roof terrace spaces with appropriate wind shelters and glazing are distributed across the development providing opportunities to occupy private external space, offering occupiers the opportunity to break from their desks, engage with colleagues and take in some fresh air.

The double height reception space creates an immediate impact and sense of arrival.

The ground floor level will be animated by maker spaces, independent retailers and cafes, bringing the unique vibrancy of the surrounding streets into the lobby.

The offices provide a maximum floor-plate, articulated across two elevations and offering 1668 sq m (17,954 sq ft) at levels 1 to 3, stepping back to a single-elevation of 792 sq m (8,525 sq ft) on floors 6 to 8.

North's stepped form softens its impact on the cityscape; coupled with its brickwork façade it offers a subtle, modern take on a traditional historical form with a colour palette that blends effortlessly with Belfast's skyline.

Beneath the surface, everything that is expected from a modern office is delivered in a readily recognisable form, embracing exposed services to maximise the height and ambience within the floors.

The upper floors will offer unparalleled views of Black Mountain and Cavehill on the Northern boundary of Belfast.

The interiors of the building in terms of aesthetics, mechanical, electrical and IT infrastructure fully align to Grade A office requirements for the 21st century. Arranged to a 1.5 metre grid with raised access floors, the spaces can be efficiently designed and benefit from BCO compliant ceiling heights at 2.85 meters to further enhance the sense of openness, providing excellent natural light distribution and visual connectivity to the city and surrounding environment.

North also provides a rare elevated city roof terrace at 4th floor level. This sanctuary is accessible from the office accommodation and will be a welcome addition to the work-life experience sought after by today's workforce. It could be the perfect location for staff to eat, exercise, socialise and relax, overlooking the hustle and bustle of the city streets below.

Specification

Design Features:

- Large efficient floor plates available up to 17,954 sq ft
- Flexible floor plate with natural sub-division from 8,525 sq ft
- Raised Access Floor with 150mm clear zone
- Planning Grid 1.5m x 1.5m
- MVHR with VRF Cooling providing flexibility for CAT B fitout
- Design based on 1:8 m2 occupancy
- 66 bicycle spaces
- 8 showers
- 69 lockers

Ceiling Heights:

- Slab to slab 3,850mm
- Floor to Ceiling - 2,850 (Underside of Beam) 2,800 w Ceiling

Lift Provision:

- 5 lifts including 1 goods lift
- 1 fire fighting lift providing additional capacity
- Travel and waiting times to British Council for Offices best practice

IT Provision

- Wired Score Platinum

Sustainability + Resilience

- BREEAM Excellent
- Equipped with full sprinkler system
- Back-up generators

Design Methodology

- BIM Level 2

Schedule of Accommodation / sq ft

Floor NIA	Offices	Retail	Total
G. Floor	0	6,340	6,340
1st Floor	17,890	0	17,890
2nd Floor	17,954	0	17,954
3rd Floor	17,954	0	17,954
4th Floor	16,167	0	16,167
5th Floor	16,167	0	16,167
6th Floor	8,525	0	8,525
7th Floor	8,525	0	8,525
8th Floor	8,525	0	8,525
Total	111,707	6,340	118,047



Top—
North office accommodation

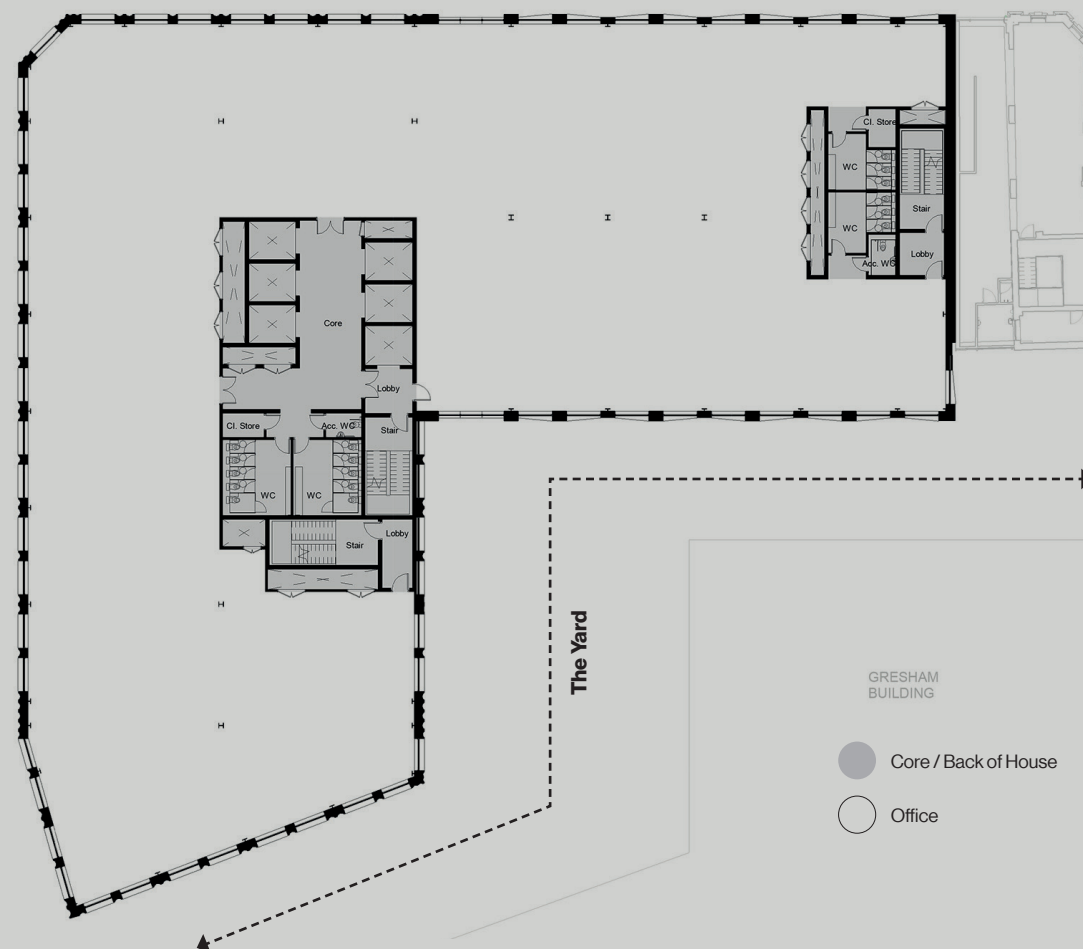
Middle—
North / Butcher's building

Bottom—
North lobby

118,047 sq ft
Ground +8



North





Gresham





The Gresham / Gresham Street towards North Street



Gresham

37,489 sq ft
Ground +4

Smithfield Yard

The Gresham building, accessed from The Yard, is a low-rise, 5 storey office building that offers an impressive floor-to-ceiling height unique for a new building of this scale. The external façade is finished in brick detail echoing the tones of the listed Victorian buildings adjacent. The set-back arrangement of the buildings softens the façade into the existing streetscape and provides yet more elevated terraces for occupiers.

Internally the Gresham building provides everything expected from a Grade A office in a floor-plate size that is readily sub-divisible and offering a more intimate yet spacious modern office. The anticipation is that the Gresham building will facilitate “right-sized” office space for the growing indigenous Belfast businesses or smaller international companies that are keen to co-locate with larger corporates in the North building.

40/41

Specification

Design Features:

- Floor plates available up to 847 sq m (9,122 sq ft)
- Flexible floor plate capable of sub-division from 401 sq m (4,319 sq ft)
- Raised Access Floor with 150mm clear zone
- Planning Grid 1.5m x 1.5m
- MVHR with VRF Cooling providing flexibility for CAT B fitout
- Design based on 1:8 m2 occupancy
- 44 bicycle spaces
- 6 showers
- 48 lockers

Ceiling Heights:

- Slab to slab 3,850mm
- Floor to Ceiling - 2,850 (Underside of Beam) 2,800 w Ceiling

Lift Provision:

- 2 lifts including 1 goods lift
- Travel and waiting times to British Council for Offices best practice

IT Provision

- Wired Score Platinum

Sustainability

- BREEAM Excellent

Design Methodology

- BIM Level 2

Schedule of Accommodation / sq ft

Floor NIA	Offices	Retail	Total
G. Floor	0	4,747	4,747
1st Floor	9,122	0	9,122
2nd Floor	9,122	0	9,122
3rd Floor	7,249	0	7,249
4th Floor	7,249	0	7,249
Total	32,742	4,747	37,489

Gresham / Floor Plans
37,489 sq ft
Ground +4

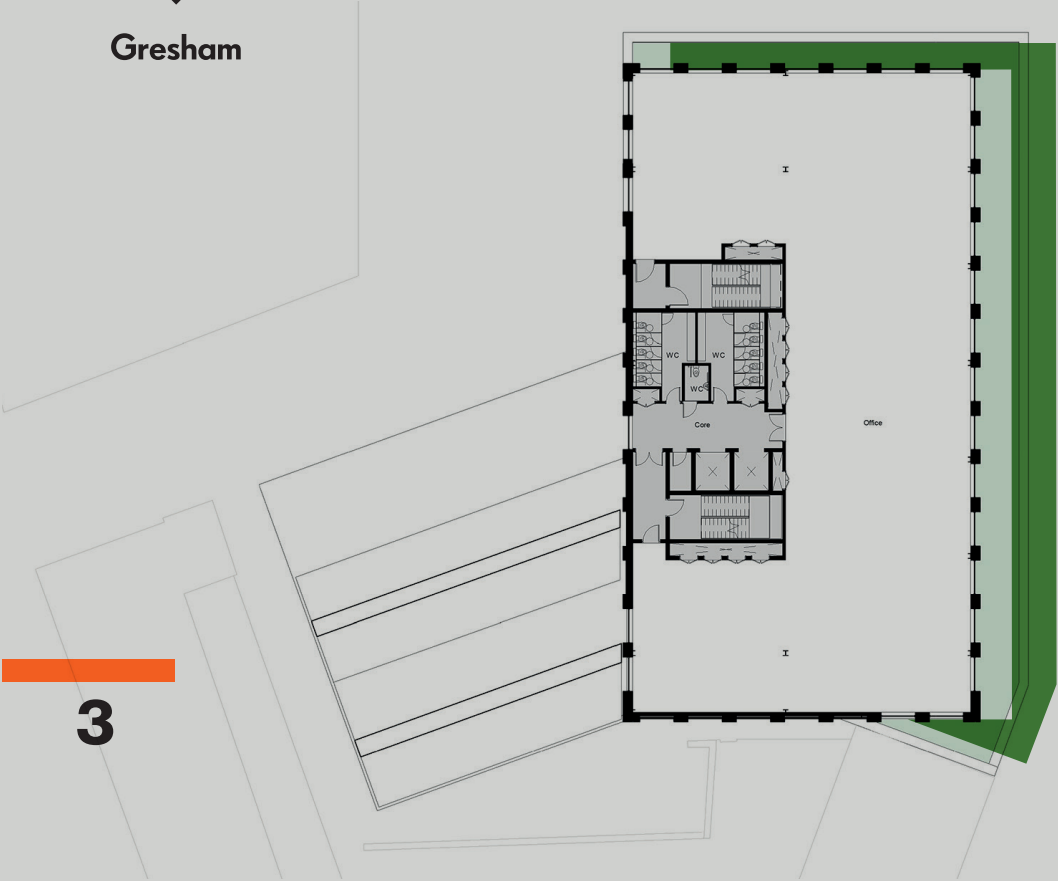


Gresham

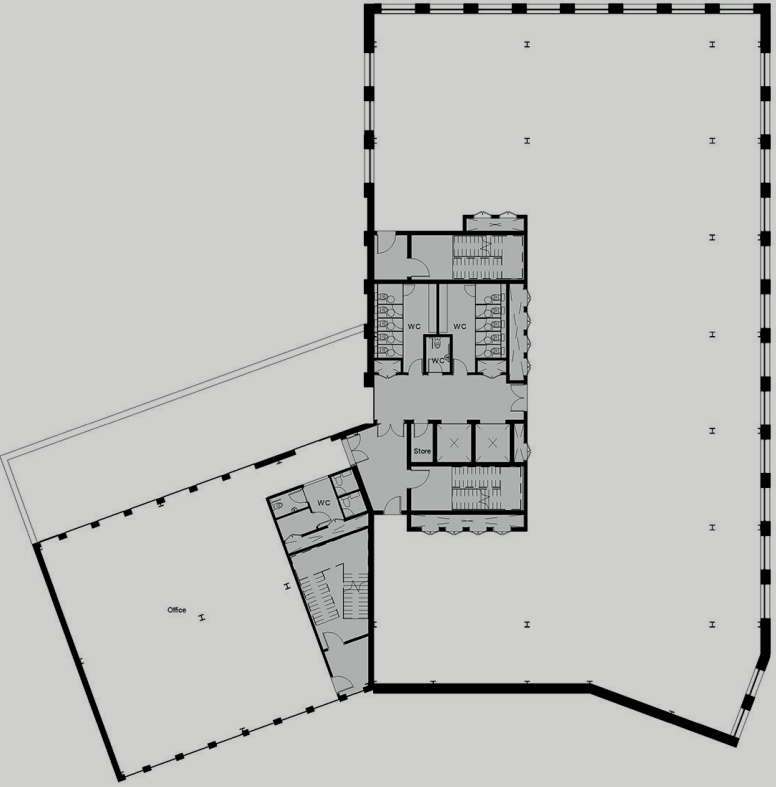


- Core / Back of House
- Office / Lobby
- Extent of Lobby (44m²)
- Retail

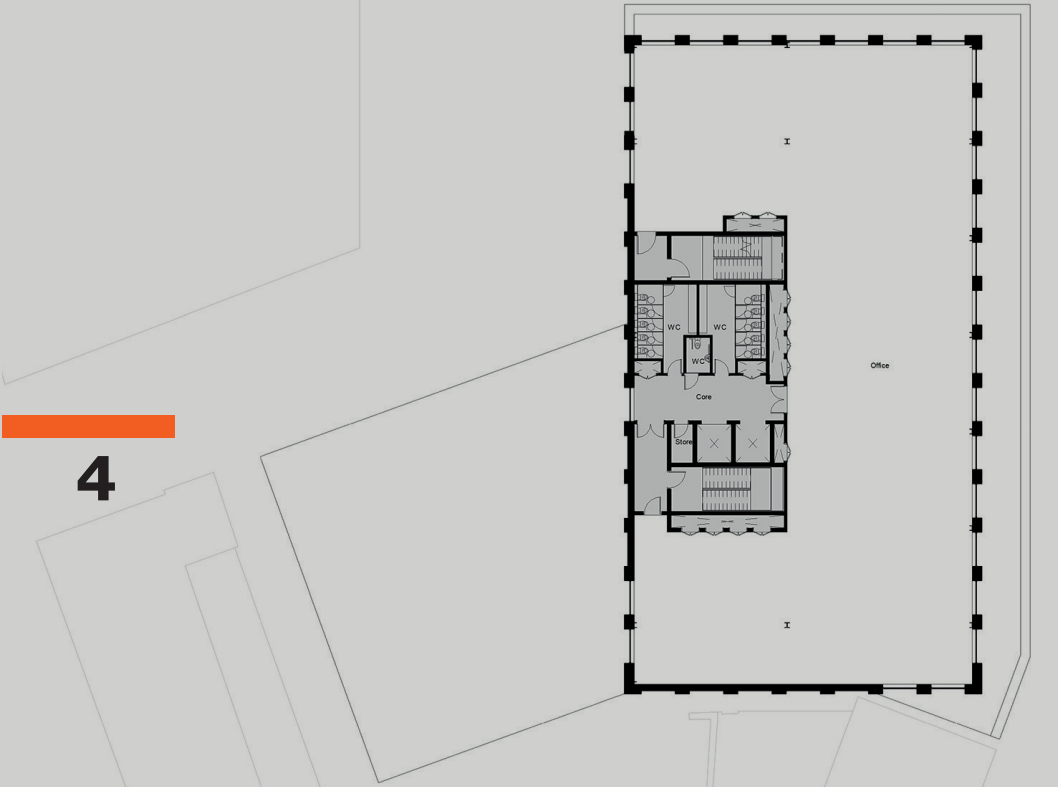
*Suitable for subdivision to accommodate small independents reflecting the artisan offer of the nearby Terraces.



- Core / Back of House
- Office
- Roof Terrace



- Core / Back of House
- Office



- Core / Back of House
- Office

G

3

1-2

4



Sawtooth





Sawtooth

8,192 sq ft
Ground +2

Sawtooth office accommodation

Sawtooth, with its distinctive jagged edged roof and smaller floor plates, will offer a potential home to a more diverse tenant mix; start ups embracing the cutting edge of innovation, creative entrepreneurs and those working in tech working to reinstate lost skills and trades of the past

The Sawtooth is the lowest part of the scheme at only 3 storeys but clad in zinc and with its unusual "sawtooth" roof it has a striking form that brings light deep into the building on the upper floor. The building will have a set-back profile at first floor providing terrace space for the benefit of occupiers. The Gresham and Sawtooth buildings share a generous common entrance foyer which will spill out into The Yard ensuring that there is always activity at the heart of the development.

Specification

Design Features:

- Floor plates available from 230 sq m (2,476 sq ft)
- Raised Access Floor with 150mm clear zone
- Planning Grid 1.5m x 1.5m
- MVHR with VRF Cooling providing flexibility for CAT B fitout
- Design based on 1:8 m2 occupancy

Ceiling Heights:

- Slab to slab 3,850mm
- Floor to Ceiling - 2,850 (Underside of Beam) 2,800 w Ceiling

Lift Provision:

- 2 lifts including 1 goods lift
- Travel and waiting times to British Council for Offices best practice

IT Provision

- Wired Score Platinum

Sustainability

- BREEAM Excellent

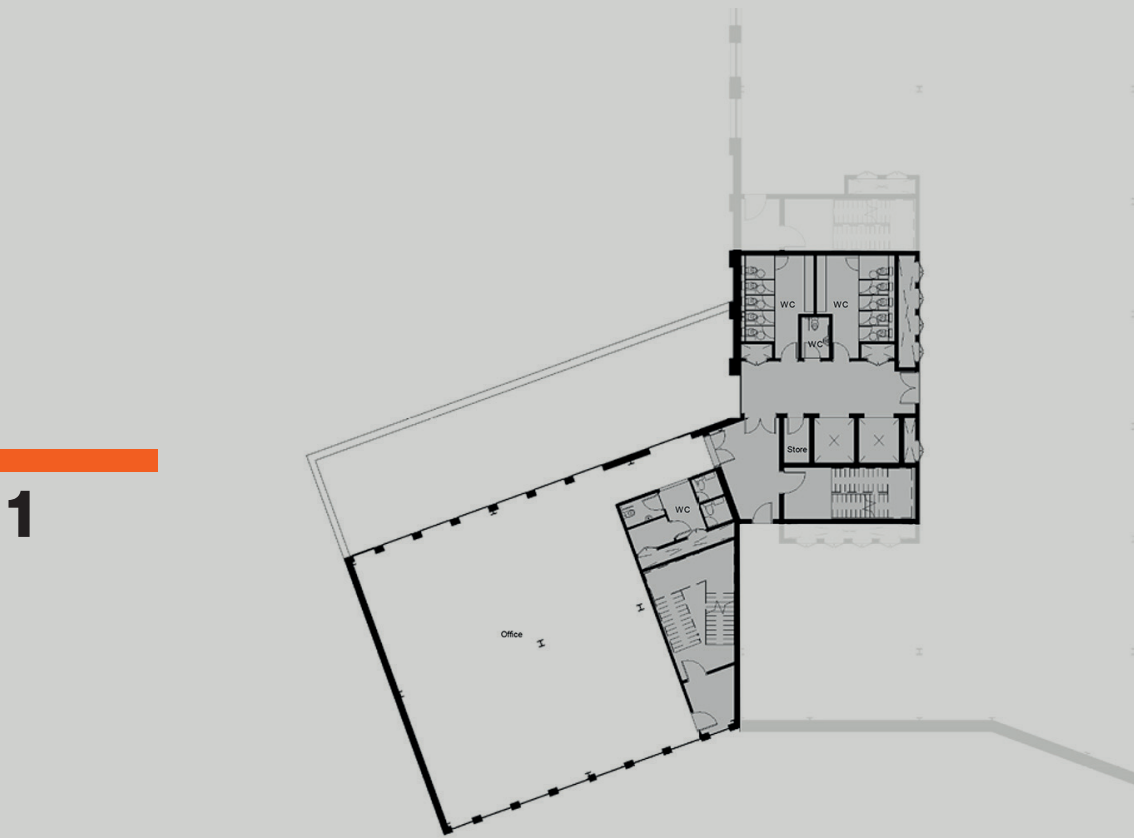
Design Methodology

- BIM Level 2

Schedule of Accommodation / sq ft

Floor NIA	Offices	Retail	Total
G. Floor	0	3,240	3,240
1st Floor	2,476	0	2,476
2nd Floor	2,476	0	2,476
Total	4,952	3,240	8,192

Sawtooth / Floor Plans
8,192 sq ft
Ground +2





Butcher's



Butcher's

The Butcher's building is the gateway to the Smithfield Yard and is a cornerstone that has served the local community for decades. The B1 listed building is full of character and an aesthetic that appeals particularly to those seeking more than a sterile work environment.

It is anticipated the Butcher's building will support an exciting offering reflective of the workforce tastes and expectations. Only the extraordinary need apply to be resident in this unique and much loved, highly visible building.



3,676 sq ft
Ground +2

Top–
Butcher's 01

Left–
Butcher's 02

Specification

The Butcher's building is a refurbishment and extension of an historic listed building. External and internal historic features have been maintained where possible to create a high quality, characterful and unique setting suitable for a range of uses included office space or F&B.

Perimeter power and data service a flexible workstation arrangement.

Perimeter heating and natural ventilation

Ceiling Heights:

- G. Floor - 3,400mm
- 1st Floor - 3,200mm
- 2nd Floor - 4,100mm

Lift Provision:

- 1 lift

Resilience

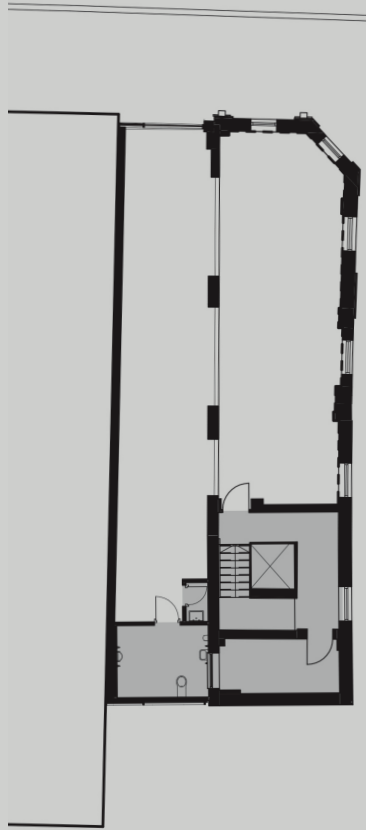
- Equipped with full sprinkler system

Schedule of Accommodation / sq ft

Floor NIA	Offices	Retail	Total
G. Floor	0	1,222	1,222
1st Floor	1,227	0	1,227
2nd Floor	1,227	0	1,227
Total	2,454	1,222	3,676



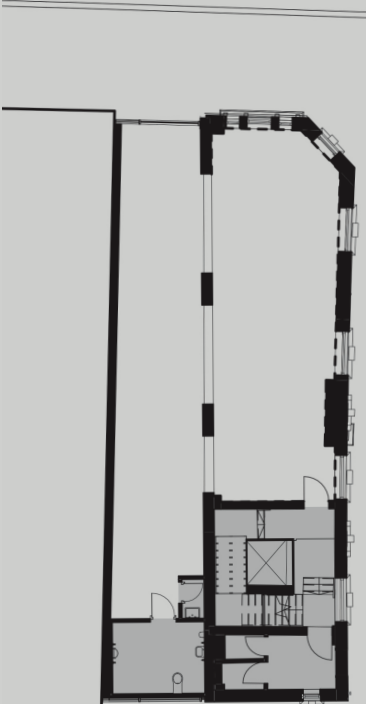
GRESHAM STREET



GRESHAM STREET

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GRESHAM STREET

- Core / Back of House
- Office

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