

STATE OF THE ART WORKSPACE

DATAWORKS



KINGS HALL HEALTH AND WELLBEING PARK

SOUTH BELFAST BT9, NORTHERN IRELAND

LOCATION, TRANSPORT AND CONNECTIVITY

DATAWORKS IS LOCATED 2.5 MILES FROM BELFAST CITY CENTRE IN SOUTH BELFAST
WITHIN KINGS HALL HEALTH & WELLBEING PARK



14 minute drive
to Belfast City
Airport



30 minute
drive to Belfast
International
Airport



2 minute walk
to Balmoral
train station



10 minute drive
to City Centre



12 minute
drive to Belfast
Harbour



Pleasant
walking routes



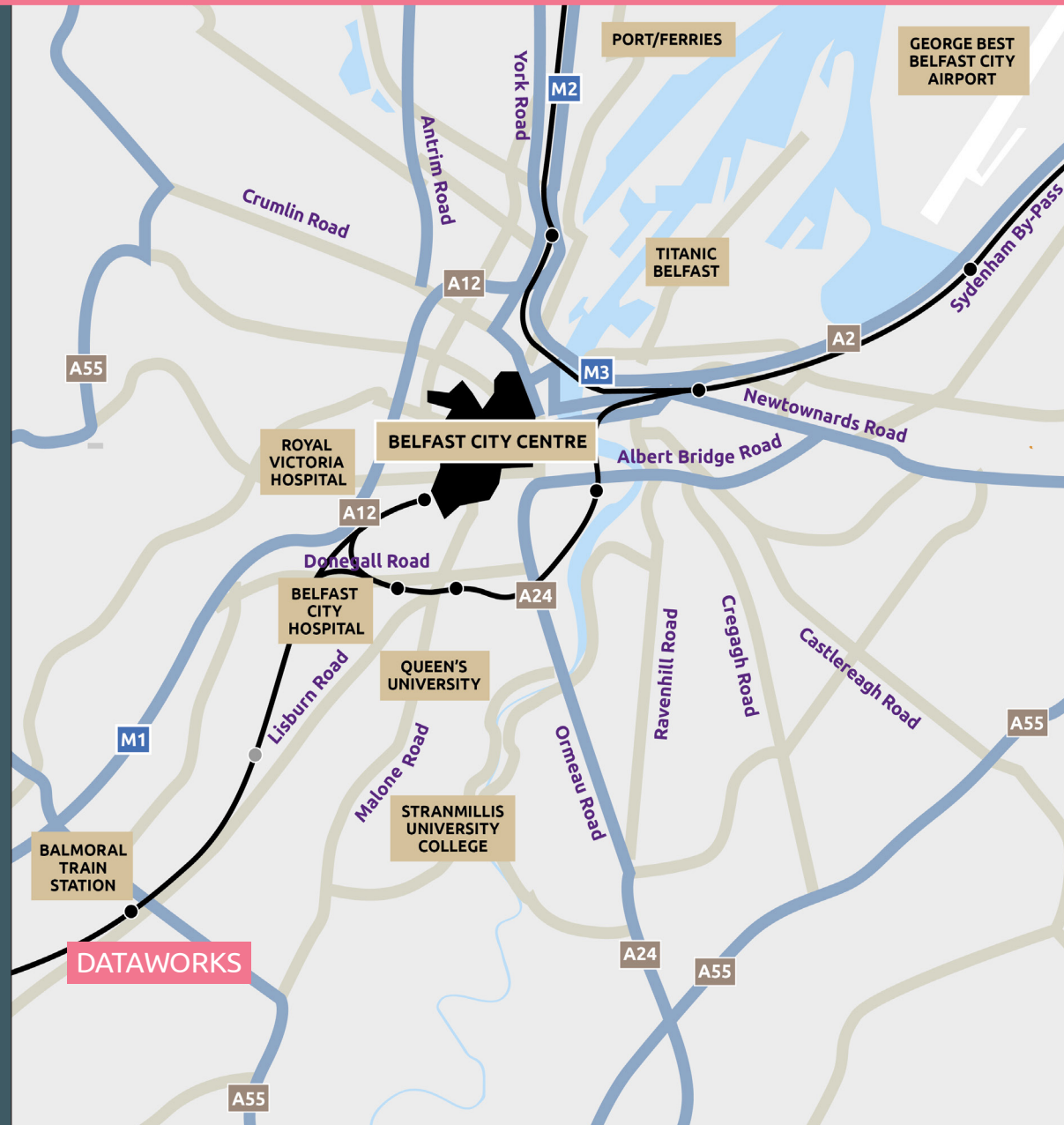
Taxis regularly
available on
Lisburn Road



Numerous cycle
routes

CONVENIENT TRANSPORT AND CONNECTIONS

- **First rate road network:** Located on a main arterial route, connecting to the motorway network. Travel to Dublin in under 2 hours.
- **Two main airports:** George Best Belfast City and Belfast International. Almost 30 daily flights to London.
- **Balmoral train station:** 2 minute walk from the Kings Hall. Trains between Balmoral and Great Victoria Street run every 20-30 minutes and to and from Lanyon Place every 30 minutes. Free bus from Lanyon Place to Belfast City Hall. Two hours from Dublin by rail.
- **Buses:** 9a & 9b stop directly outside the Kings Hall every 5-10 minutes directly to Wellington Place in the city centre.



THE DEVELOPMENT

THE SITE

Dataworks is situated within the Kings Hall Health and Well Being Park in South Belfast. The iconic development will provide modern workspace which will suit a number of different occupiers. The park itself will be the benchmark for the future of healthcare and will deliver onsite health, community, leisure, gym facilities, restaurants and a 160 bedroom hotel.

THE BUILDING

Dataworks will suit the needs of healthcare and related service companies seeking an advantageous position alongside companies focused on big data, Artificial Intelligence offices and healthcare.

Dataworks will suit organisations who will benefit from collaboration and expertise exchange, as well as the proximity to healthcare professionals operating within the broader Kings Hall Health Park.



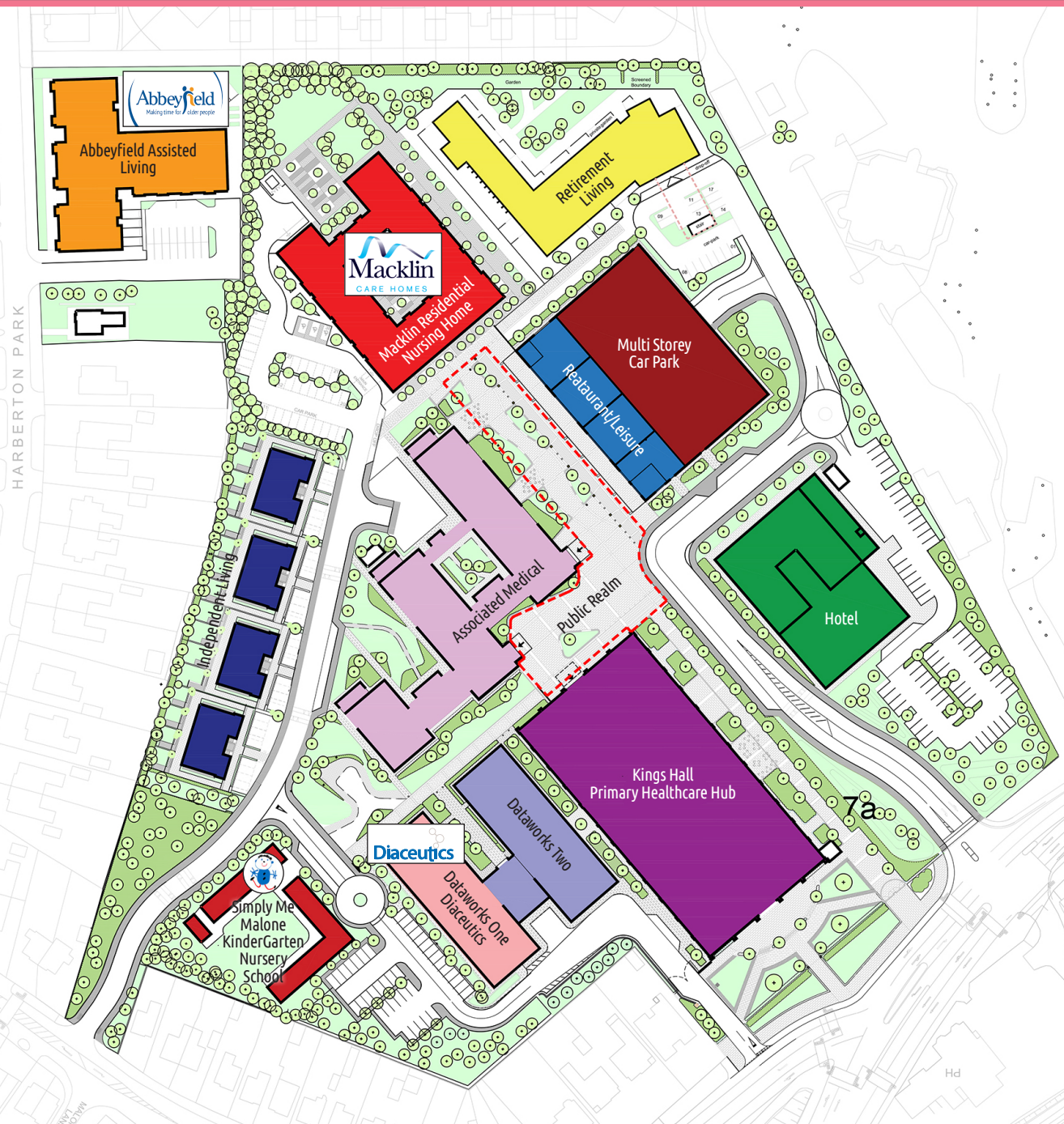
KINGS HALL HEALTH AND WELLBEING PARK

ONSITE AND NEIGHBOURING FACILITIES

Kings Hall Health and Wellbeing Park will provide the following complimentary on site facilities:

- Food and Beverage outlets
- On site Gym
- Pre-school facilities
- Convenient onsite parking
- Large open plaza for public events space

Lisburn Road situated close by also proves further retail, coffee shops, restaurant facilities as well as regular bus and rail connections to the City Centre and other areas of Northern Ireland.



SPECIFICATION

TWO NEW GRADE A BUILDINGS OFFERING A TOTAL OF C. 30,500 SQFT OVER THREE FLOORS

New build grade A workspace

Stylish co-working space

Bookable meeting rooms & event space

Flexible co-working suite options available
from 2,500 sq.ft upwards

Efficient 10,000 sq ft floor plates capable of
sub division

Air conditioning system

Multiple high-speed data networks available

Raised access flooring

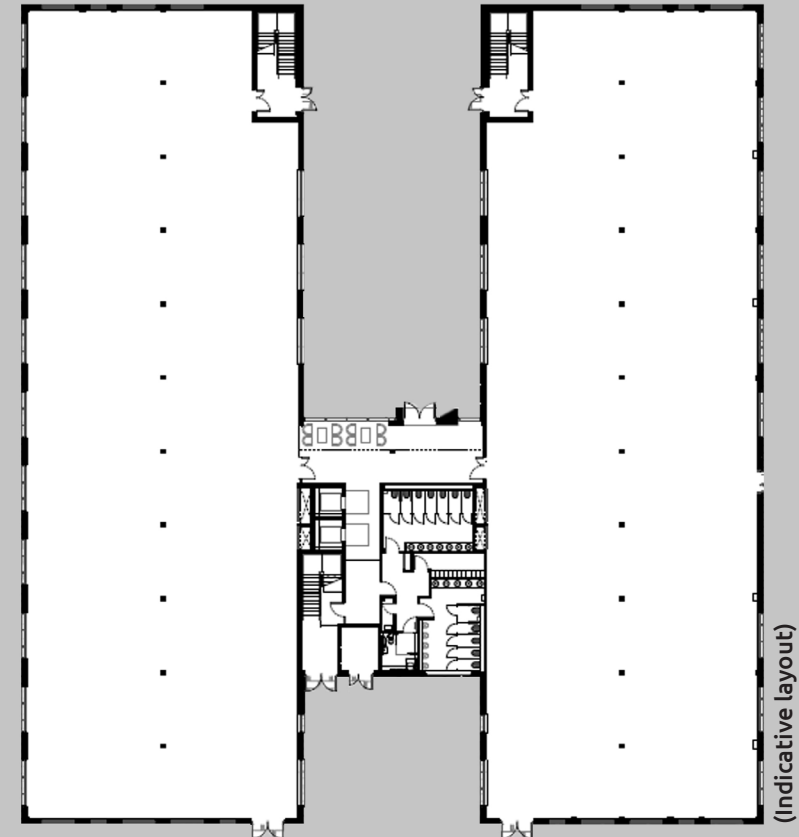
2 x 8 person lifts

On site parking

Excellent natural light with dual aspect

Dataworks One

Dataworks Two



ACCOMMODATION

Dataworks One	Ground Floor 10,159 Sq Ft	First Floor Let to Diaceutics
Dataworks Two	Ground Floor 10,159 Sq Ft	First Floor 10,159 Sq Ft

OCCUPIERS' DETAILS



Malone Kindergarten | Simply Me
Malone Nursery School and Playschools



1. Diaceutics & Dataworks 1

Diaceutics is a data analytics and implementation services company that employs 65 people to service the global pharmaceuticals industry. The company was founded in 2005 to collate large amounts of laboratory, patient, claims and payor data which it then uses to deliver diagnostic testing strategies to its clients. Diaceutics listed on the Alternative Investment Market (AIM) on the London Stock Exchange in March 2019. As Diaceutics continues to grow it is relocating and investing in a new Grade A Headquarters office building at the Kings Hall Health and Wellbeing Park where additional accommodation will offer flexible office working space for other complimentary businesses to locate as part of Dataworks 1 & 2.

2. Mackiln Group

The Macklin Group, established in 1980, is a family run business employing approximately 600 people in the Hospitality and Nursing Home sectors. The group incorporates the award-winning Malone Lodge Hotel & Apartments along with Macklin Care Homes.

3. Simply Me Nursery

Established in 1995, Malone Kindergarten has grown from a small playgroup for 12 children to a comprehensive Early Years Centre in self-contained purpose-built facilities providing full time educate for over 100 children aged one to five years old. Simply Me Nursery's position within the King's Hall complex ensures a complimentary facility for childcare is incorporated on-site.

4. Abbeyfield

Abbeyfield Belfast provides supported sheltered accommodation for older people and is first choice for those who no longer wish to live alone. Abbeyfield's parent organisation was established in London in 1956 and Abbeyfield Belfast a few years later in 1960, giving them many decades of experience in providing unsurpassed accommodation and support for older people. On completion the scheme will comprise supported accommodation for older people with 28 one bed and 4 two bedroom apartments and associated communal space.

ADDITIONAL INFORMATION

Lease term and rent:

On application.

Repairs:

Effective FRI terms via a service charge estimated at £3.50 psf.

VAT:

All prices, charges and rentals are quoted exclusive of VAT.

EPC:

To be assessed upon completion of construction.



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Developed by:

BENMORE
HEALTHCARE DEVELOPMENTS

octopus real estate



www.kings-hall.com

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