

# KINGS HALL LIFE SCIENCES

LISBURN ROAD, BELFAST





## THE PARK

The Kings Hall building is situated within the Kings Hall Health & Wellbeing Park in South Belfast. The park itself will be the future of healthcare and will deliver onsite health, community and leisure facilities.

Comprising 15 acres the site has already been partly developed with Dataworks, the first phase of Life Science space already occupied by tenants including Diaceutics, Kingsbridge Healthcare Group and SpaMedica.

Further phases of Life sciences space are proposed totalling c. 142,500 sq ft.

Other complimentary plots completed or proposed include the following:

**Kings Hall Mews** – 16 later living units completed and handed over.

**Malone Kindergarten** – Self-contained purpose-built facilities which provides childcare for 100 children aged one to five years old.

**Abbeyfield** – 32 completed independent supported living units for older people. Separate access via Harberton Park.

**Maple & May** - 81 residential units to include a 11,730 sq ft unit on the ground floor (capable of subdivision). Currently on-site due for completion in 2023.

**The Residences** - A further 40 later living units and 3 commercial units totalling 3,500 sq ft proposed for delivery in 2024.

**Multi Storey Car Park** and associated Retail, Food and Beverage and Leisure space.

### Phase 1 Dataworks - Completed



**FULLY OCCUPIED**

40,000 sq ft Life Sciences  
Tenants include Diaceutics,  
Kingsbridge Healthcare Group  
and SpaMedica.

### Phase 2 Kings Hall - Detailed Planing Secured



74,500 sq ft. A complete  
refurbishment of the iconic  
Kings Hall Building.

### Phase 3 - Outline Planning Secured



68,000 sq ft Design and build  
opportunity to meet occupier  
requirements.



# CGI MASTERPLAN



Kings Hall Mews – 16  
Later living Units

Malone  
Kindergarden

Dataworks

 KINGS HALL  
LIFE  
SCIENCES

The Residences –  
40 later living units

Phase 3  
Life Sciences

MSCP and associated  
life science space

Plaza

81 Residential units  
& 11,732 sq ft on the  
ground floor

Balmoral  
Avenue

Lisburn  
Road

Balmoral  
Rail Halt



## LOCATION

The Kings Hall Life Science Park is located 2.5 miles from Belfast City Centre in South Belfast within the wider Kings Hall Health & Wellbeing Park.

- 

0.3 miles from Kingsbridge Private Hospital
- 

2 miles from Queens University Belfast
- 

0.6 miles from Musgrave Park Hospital
- 

3.3 miles from new Ulster University Belfast
- 

1.5 miles from the Ulster Independent Clinic
- 

2 minute drive to the M1 motorway
- 

1.8 miles from Belfast City Hospital
- 

1 hour 45 minute drive to Dublin
- 

2.3 miles from the Royal Victoria Hospital
- 

14 minute drive to Belfast City Airport
- 

4.0 miles from Mater Hospital
- 

30 minute drive to Belfast International Airport
- 

2 minute walk to Balmoral train halt





## CURRENT OCCUPIERS



Kingsbridge Healthcare Group is Northern Ireland's largest private hospital group. Kingsbridge offer the latest technological advancements in private healthcare across hundreds of specialties including orthopaedic, cataract, urology, and cosmetic surgery.



SpaMedica is one of the leading providers of NHS eye patient services and, in 2018, became the largest NHS cataract surgery provider in the UK.



Diaceutics is a data analytics and implementation services company that employs 65 people to service the global pharmaceuticals industry. Diaceutics listed on the Alternatives Investment Market (AIM) on the London Stock Exchange in March 2019.



Abbeyfield Belfast provides supported sheltered accommodation for older people and is the first choice for those who no longer wish to live alone.



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 education for over 100 children aged one to five years old.

## ON-SITE FACILITIES

The following complimentary facilities will be provided on-site:

- Vibrant public plaza providing a recreational area for all occupiers
- Food & Beverage outlets
- On-site gym
- Pre-school facilities
- Convenient on-site parking

The Lisburn Road situated close by also provides further retail, coffee shops, restaurant facilities as well as regular bus and rail connections to Belfast City Centre.





## SPECIFICATION

- Refurbished grade 'A' life sciences workspace
- Stylish co-working space
- Multiple high-speed data networks available
- Raised access flooring
- Dedicated telecommunications space
- Floor to ceiling heights in excess of 4 meters
- On-site parking
- Excellent natural light
- Protected electrical resilience

## LAB SPACE

Fitted lab space will benefit from:

- Excellent levels of natural light
- Lab grade finishes
- Fully fitted benching
- Three phase power
- Piped nitrogen to some labs
- Pressure regimes
- Sink/eye wash stations
- Fume hoods
- Adjoining write-up areas
- Archiving facility



Fully occupied Dataworks building



CGI of Phase 3 Life Sciences



PHASE 3 LIFE SCIENCES

Accommodation

Net Internal Areas Block 1

GF	9,000 sq ft
1F	11,000 sq ft
2F	11,000 sq ft
3F	8,000 sq ft
Total	39,000 sq ft

Net Internal Areas Block 2

GF	5,000 sq ft
1F	6,500 sq ft
2F	6,500 sq ft
Total	18,000 sq ft

Net Internal Areas Block 3

GF	5,500 sq ft
1F	5,500 sq ft
Total	11,000 sq ft

Current Scheme Design  
**68,000 sq ft**

\*Floor plans for indicative purposes only.





# KINGS HALL **LIFE SCIENCES** LISBURN ROAD, BELFAST



CGI of Phase 3 Life Sciences



CGI of Kings Hall Main Building



CGI of Phase 3 Life Sciences



# KINGS HALL MAIN BUILDING

## Accommodation

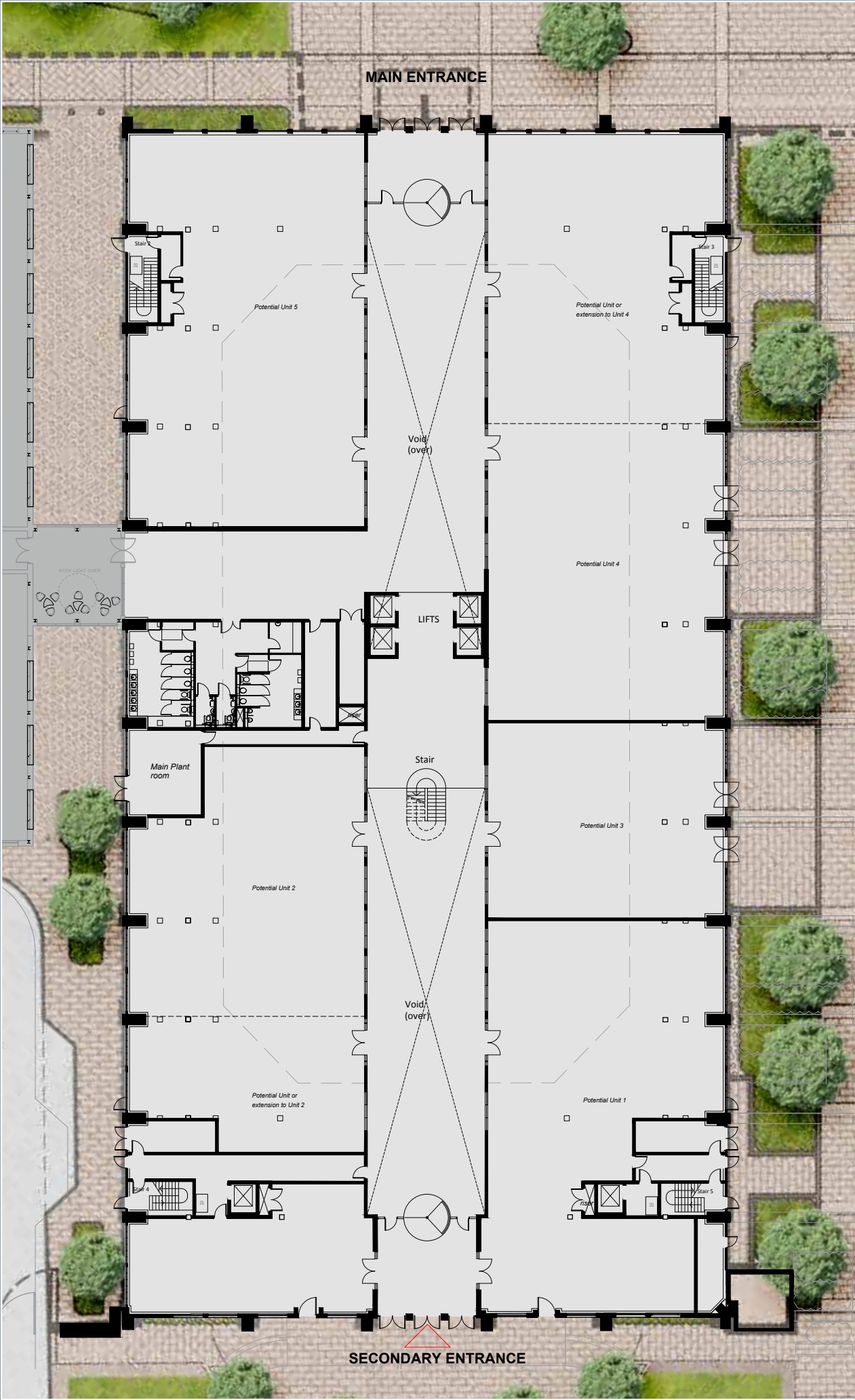
Net Internal Areas	
GF	29,500 sq ft
1F	25,000 sq ft
2F	20,000 sq ft
Total	74,500 sq ft



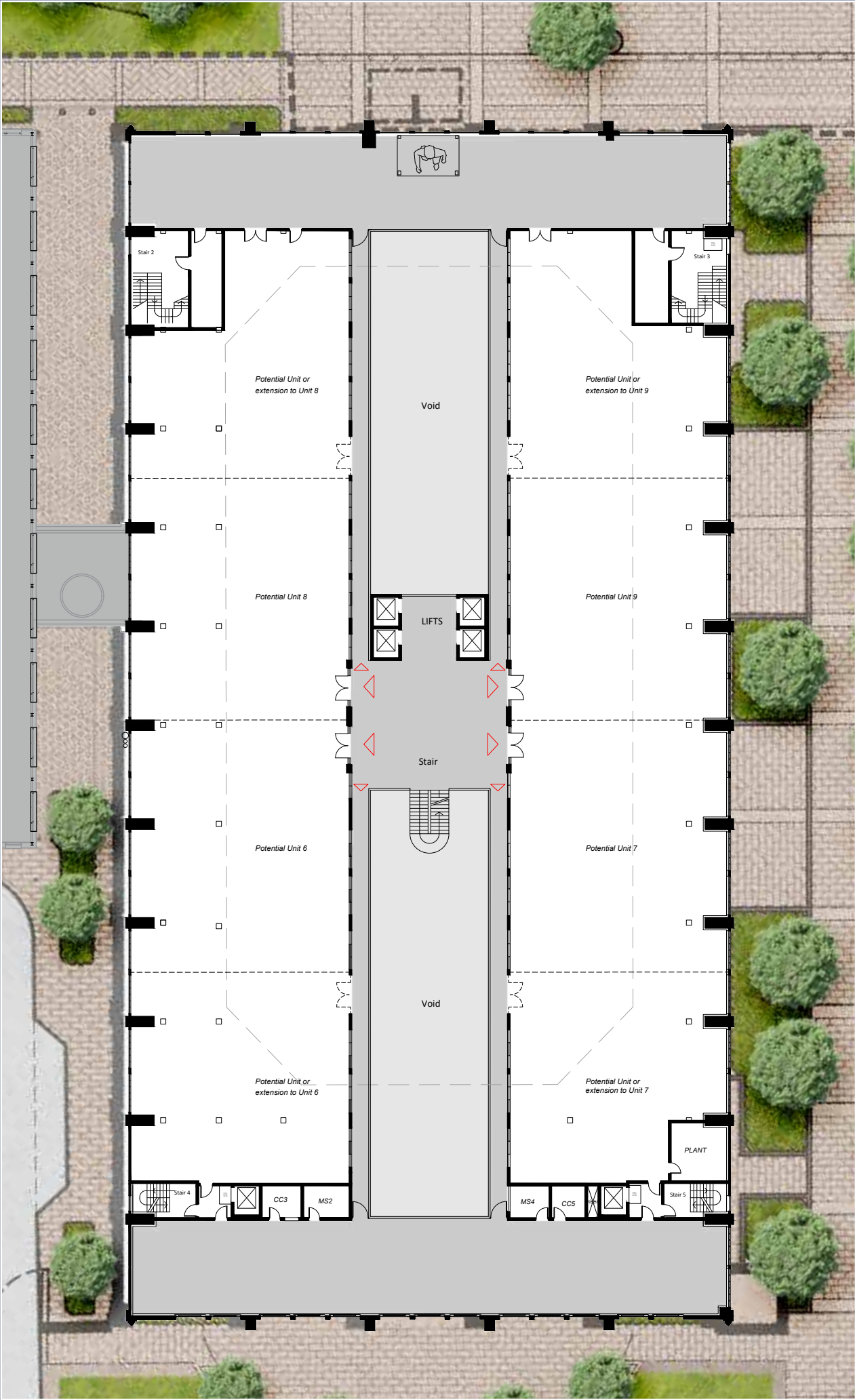
Current Scheme Design  
**74,500 sq ft**

Subdivision available

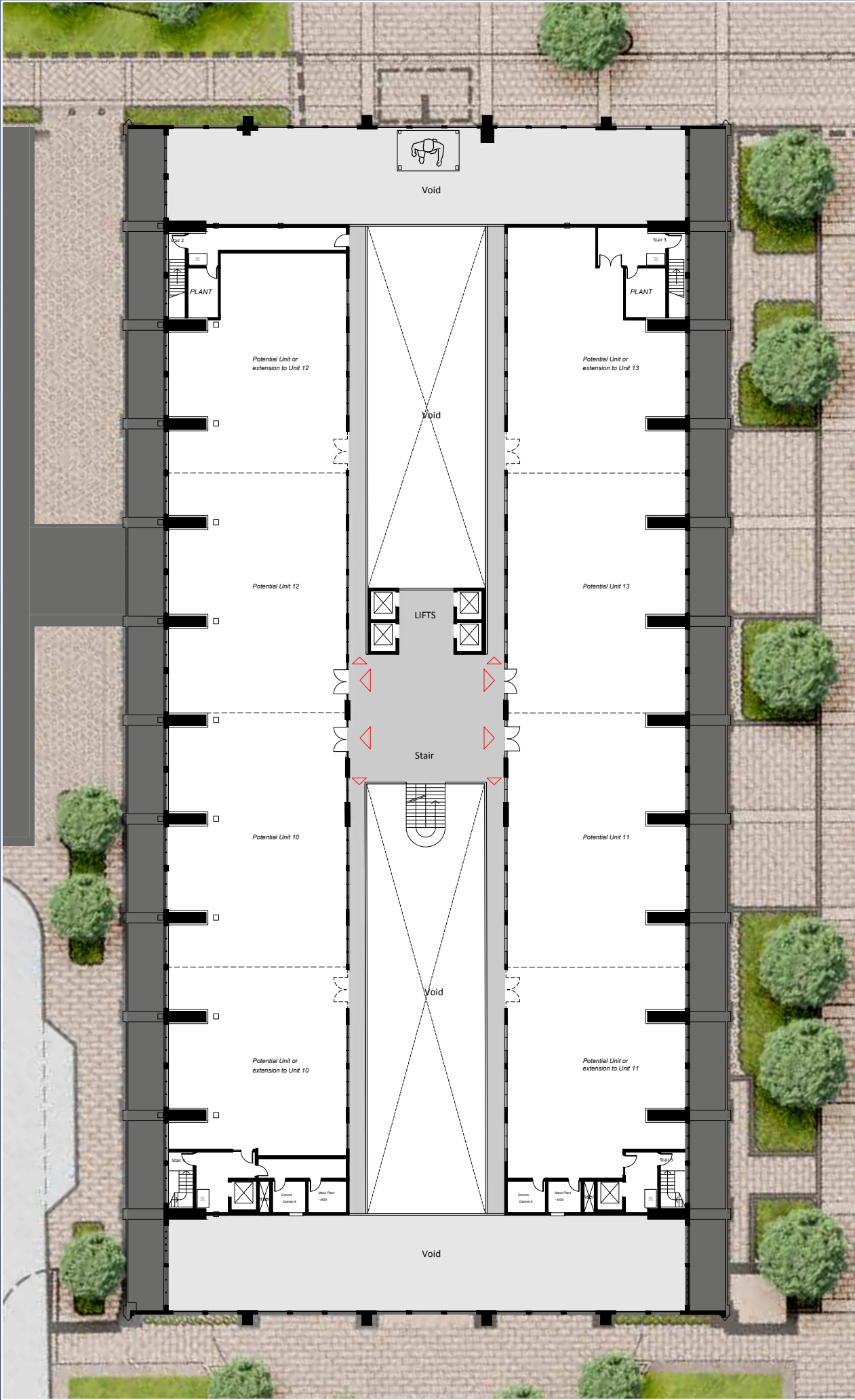
Ground Floor Plan



First Floor Plan



Second Floor Plan



\*Floor plans for indicative purposes only.



## ADDITIONAL INFORMATION

### TERMS

A wide range of flexible terms are available to include leasing and ownership options.

### VAT

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

### EPC

To be assessed upon completion of refurbishment.



[www.kings-hall.com](http://www.kings-hall.com)



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CGI of Entire Scheme

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