

# 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

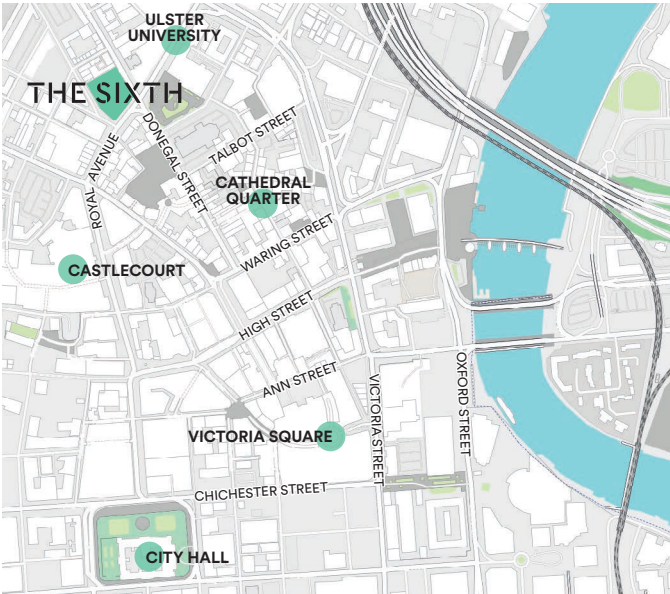
Planning submitted with  
delivery anticipated 2020





# 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	SEAVER 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
TOTAL	27,450	207,738	235,188

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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