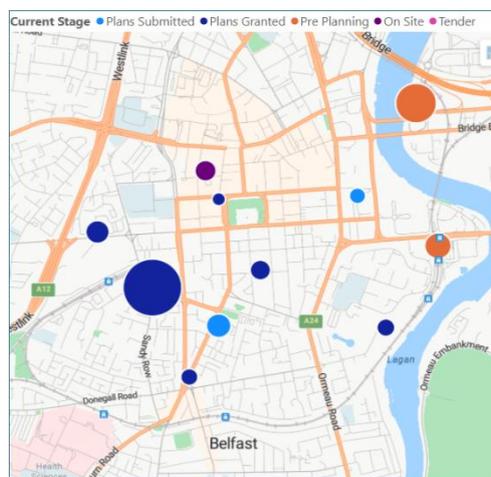


A recent [article](#) in the Belfast Telegraph pointed to a re-organisation of office space in Belfast with many organisations seeking short term, flexible, ready-made office fitouts to accommodate new ways of working.

In this piece we detail some the larger office developments in Belfast at various stages in the planning and construction cycle which will be competing for tenants in this new environment.

For full details on any of these projects or to get insights into the office market in Ireland please [contact us](#).



Development	Client(s)	Stage:	Value:	Floor Area:	Funding:	Build Type:
<a href="#">Hotel, Apartments, Offices, Shops, Leisure, Queens Quay, Belfast</a> <i>lands on &amp; east of the River Lagan at Queens Quay lands south of Lagan Bridge/M3 flyover and north of Queens Bridge and lands between Middlepath Street and Bridge End and east of railway line Belfast BT3 Co. Antrim</i>	Department for Communities	PRE PLANNING	£150m	86,414 m2	Public	New Build
<a href="#">Grade A Office Accommodation, Belfast</a> <i>surface level car park to east of Lanyon Place Train Station Mays Meadows Belfast BT1 3NR Co. Antrim</i>		PRE PLANNING	£37.8m	23,603 m2	Public	New Build
<a href="#">Major Housing and Commercial Development, Blaris, Lisburn</a> <i>lands at Blaris between existing M1 Junction 8/ A101 roundabout and Moira Road/Knockmore Road junction Lisburn BT27 Co. Antrim</i>	Neptune Carleton LLP	PLANS SUBMITTED	£500m	71,535 m2	Private	New Build
<a href="#">Purpose Built Grade A Kainos HQ Office Premises and Retail/Restaurant, Belfast</a> <i>14 Dublin Road Belfast BT2 7HN Co. Antrim</i>	Kainos Group Plc	PLANS SUBMITTED	£28m	12,415 m2	Private	New Build
<a href="#">Grade A Office Accommodation, Chancery House, Belfast</a> <i>Chancery House 88 Victoria Street Belfast BT1 3GN Co. Antrim</i>	Chancery House Investments Limited	PLANS SUBMITTED	£6.4m	4,295 m2	Private	New Build
<a href="#">Weavers Cross Mixed Use Regeneration Development, Belfast</a> <i>Grosvenor Road/Durham Street/Glengall Street/Hope Street Belfast BT2 7BJ Co. Antrim 1185615</i>	Northern Ireland Transport Holding Company Limited (NITHCO) ; Translink	PLANS GRANTED	£400m	120,774 m2	Public	New Build

Development	Client(s)		
<p><b><u>One Grosvenor Gate 14-Storey Office Development, Belfast</u></b>            102-127 Grosvenor Road and lands adjoining the Westlink/Grosvenor Road junction Belfast BT12 4GH Co. Antrim            789710</p>	G5 Gateway Offices Limited ; Ossian Holdings Limited	<b>Stage:</b> PLANS GRANTED <b>Value:</b> £24m <b>Floor Area:</b> 24954 m2 <b>Storeys:</b> 14 <b>Funding:</b> Private <b>Build Type:</b> New Build	
<p><b><u>Office Building, Belfast</u></b>            8-10 Clarence Street and 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street Belfast BT2 Co. Antrim            1071090</p>	Domus UK Limited	<b>Stage:</b> PLANS GRANTED <b>Value:</b> £14m <b>Floor Area:</b> 5,932 m2 <b>Storeys:</b> 7 <b>Funding:</b> Private <b>Build Type:</b> New Build	
<p><b><u>Office Building, Belfast</u></b>            Site C The Gasworks Cromac Place Belfast BT7 2JB Co. Antrim</p>	Inislyn Limited	<b>Stage:</b> PLANS GRANTED <b>Value:</b> £8.8m <b>Floor Area:</b> 6,902 m2 <b>Storeys:</b> 6 <b>Funding:</b> Private <b>Build Type:</b> New Build	
<p><b><u>Grade A Office Accommodation, Carlton House, Belfast</u></b>            1-6 Shaftesbury Square Belfast BT2 7DA Co. Antrim</p>		<b>Stage:</b> PLANS GRANTED <b>Value:</b> £7.6m <b>Floor Area:</b> 3,511 m2 <b>Storeys:</b> 11 <b>Funding:</b> Private <b>Build Type:</b> Extension	
<p><b><u>Urban HQ Grade A 9-Storey Office Building, Belfast</u></b>            46-52 Upper Queen Street and 11a Wellington Street Belfast BT1 6FD Co. Antrim            905795</p>	Magell Limited ; Urban HQ	<b>Stage:</b> PLANS GRANTED <b>Value:</b> £4.9m <b>Floor Area:</b> 2,900 m2 <b>Storeys:</b> 9 <b>Funding:</b> Private <b>Build Type:</b> New Build	
<p><b><u>Office/Workspace Development, Glengormley</u></b>            lands at former PSNI site Glenwell Road Glengormley BT36 Co. Antrim</p>	Antrim and Newtownabbey Borough Council	<b>Stage:</b> TENDER <b>Value:</b> £6.5m <b>Floor Area:</b> 2,052 m2 <b>Storeys:</b> 3 <b>Funding:</b> Public <b>Build Type:</b> New Build	
<p><b><u>Extension &amp; Refurbishment to HQ Office Accommodation, Belfast</u></b>            former Good Shepherd Centre at lands at Nos. 511 and 511a Ormeau Road Belfast BT7 3GS Co. Antrim</p>	Choice Housing Ireland Limited	<b>Stage:</b> TENDER <b>Value:</b> £5.2m <b>Floor Area:</b> 445 m2 <b>Storeys:</b> 3 <b>Funding:</b> Public <b>Build Type:</b> Extension	
<p><b><u>The Printworks Mixed Use Office &amp; Retail Building, Belfast</u></b>            The Printworks 31-39 Queen Street Belfast BT1 6EA Co. Antrim</p>	Angus Properties Limited	<b>Stage:</b> ON SITE <b>Value:</b> £16.5m <b>Floor Area:</b> 7,723 m2 <b>Storeys:</b> 5 <b>Funding:</b> Private <b>Build Type:</b> Refurbishment / Renovation	