

CONNECTED · CONSIDERED



VENN

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Centrally positioned with direct access to the city's key transport routes on foot, by bike, car, or by train, arrival is seamless, whether you're commuting or connecting.

CONSIDERED

A carefully executed design upgrade brings precision to every level, with refined materials, intelligent flow, and an environment built to support high-performance.

If you're running a company that moves fast, thinks sharp and operates at scale, this is where it fits.



Venn represents an excellent opportunity for a Corporate Headquarters as well as a multiple occupancy office building.

The building currently comprises approximately 135,000 sq ft of office accommodation but has the benefit of full planning consent (LA04/2018/1469/F) to extend the building up to approximately 178,000 sq ft.

21,000

SQ FT
FLOOR
PLATES

2.8M

FLOOR
TO
CEILING

136

CAR
PARKING
SPACES

48

BICYCLE
SPACES



Location & Access

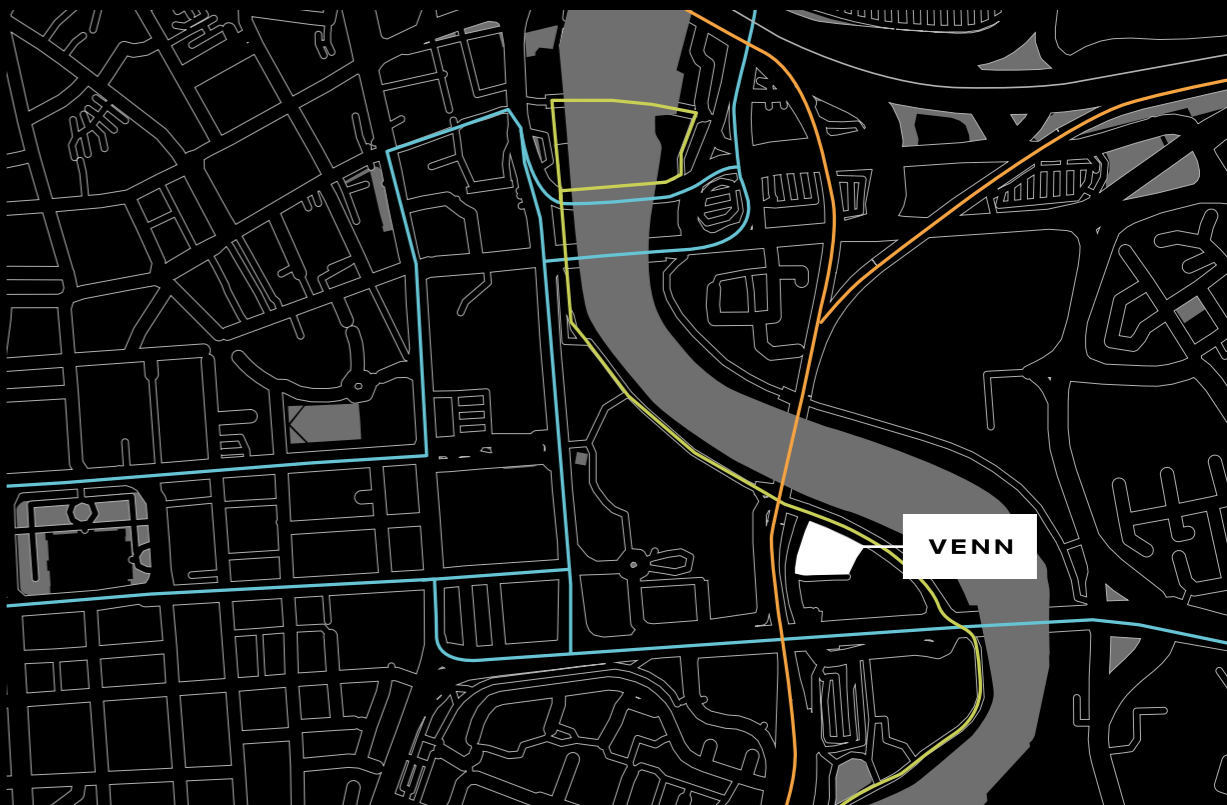
Venn
8 Laganbank Rd,
Belfast BT1 3EL

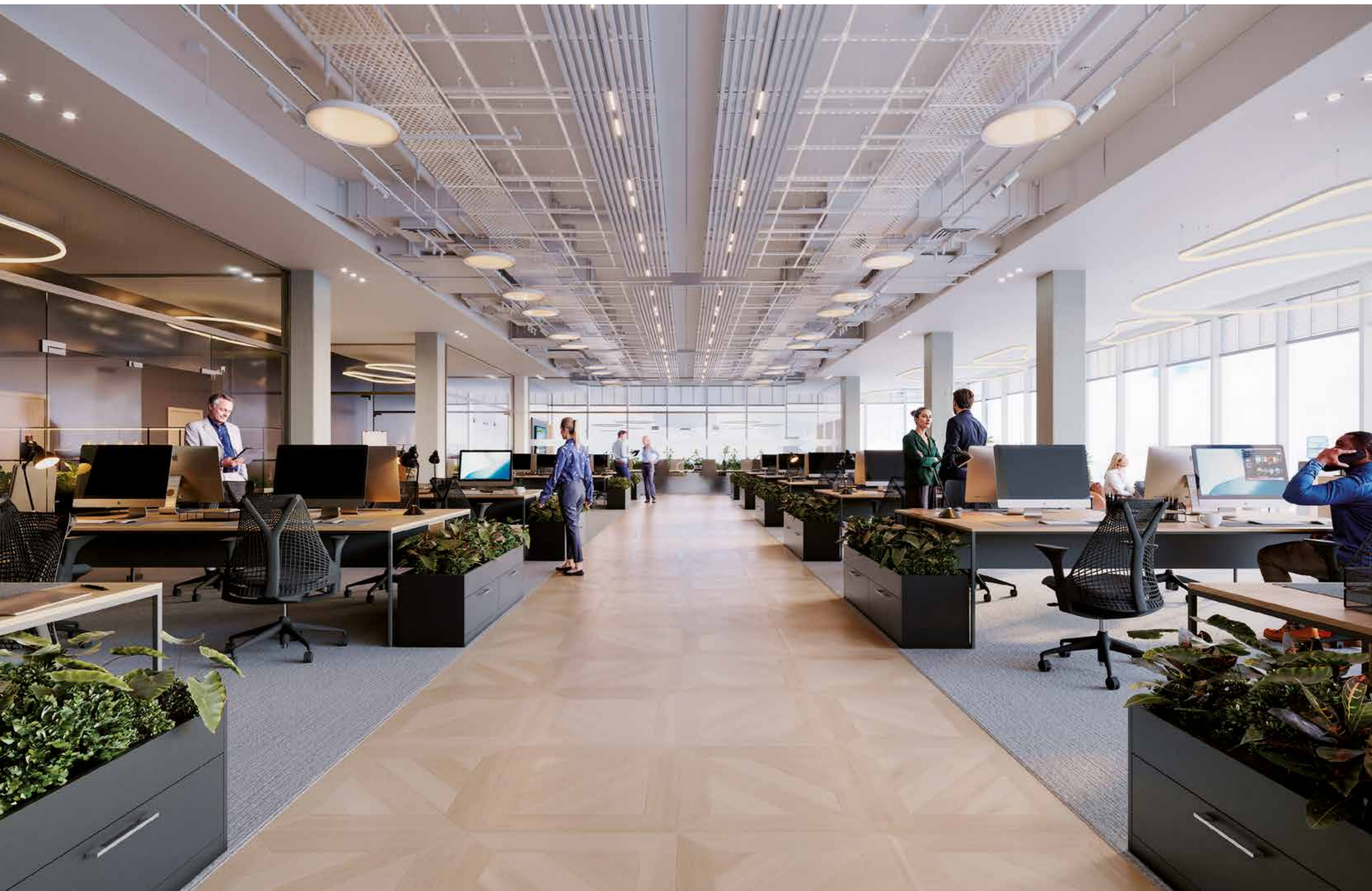
Venn is in a prime position overlooking the River Lagan, close to key landmarks including the Hilton Hotel, BT Tower, St George's Market and Lanyon Place Train Station. The area offers excellent connectivity with pedestrian and cycle access, nearby cafés, and close proximity to the Cathedral Quarter.

Glider Route

Train Line

Cycle Route







Design & Performance

For clients who demand both aesthetics and results, not one or the other. Our expert design team will design your space your way, balancing form with function to deliver interiors that look incredible and work beautifully. The same trusted team behind the Formation Works portfolio is here to bring your vision to life.

formationworks.co.uk

SCHEDULE OF ACCOMMODATION

Largest available floorplate in Belfast



EXISTING & FUTURE EXPANSION

Basement	54 Car Spaces
Lower Ground Floor	71 Car & 48 Bicycle Spaces
External	11 Car Spaces
Total	136 Car Spaces

Floor Level

Upper Ground Floor	1,975 sq m	21,258 sq ft
First Floor	1,975 sq m	21,258 sq ft
Second Floor	1,975 sq m	21,258 sq ft
Third Floor	1,975 sq m	21,258 sq ft
Fourth Floor	1,975 sq m	21,258 sq ft
Fifth Floor	1,535 sq m	16,521 sq ft
Sixth Floor	1,155 sq m	12,439 sq ft
Total	12,565 sq m	135,248 sq ft

Future Expansion

Fifth Floor (expanded)	1,764 sq m	18,987 sq ft
Sixth Floor (expanded)	1,661 sq m	17,878 sq ft
Seventh Floor (new)	1,664 sq m	17,915 sq ft
Eighth Floor (new)	1,562 sq m	16,810 sq ft

Overall Total	16,526 sq m	177,880 sq ft
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The building currently comprises approximately 135,000 sq ft of office accommodation but has the benefit of full planning consent to extend the building up to approximately 178,000 sq ft. Consideration will be given to either leasing the offices in part, or in its entirety.

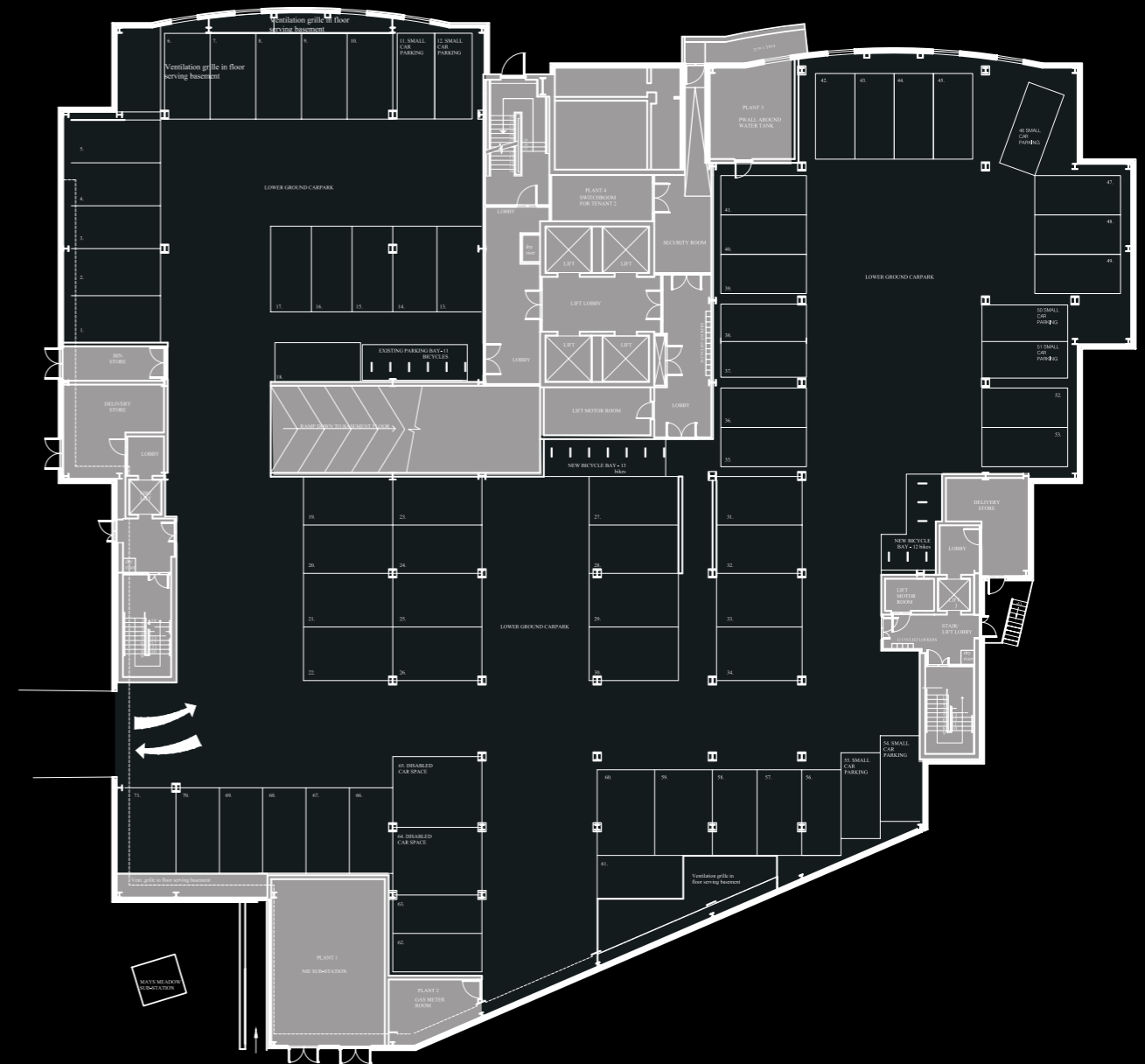
Planning consent is in place for extending the 5th and 6th floors together with the addition of the 7th and 8th floors.

Basement Level



54 Car Spaces

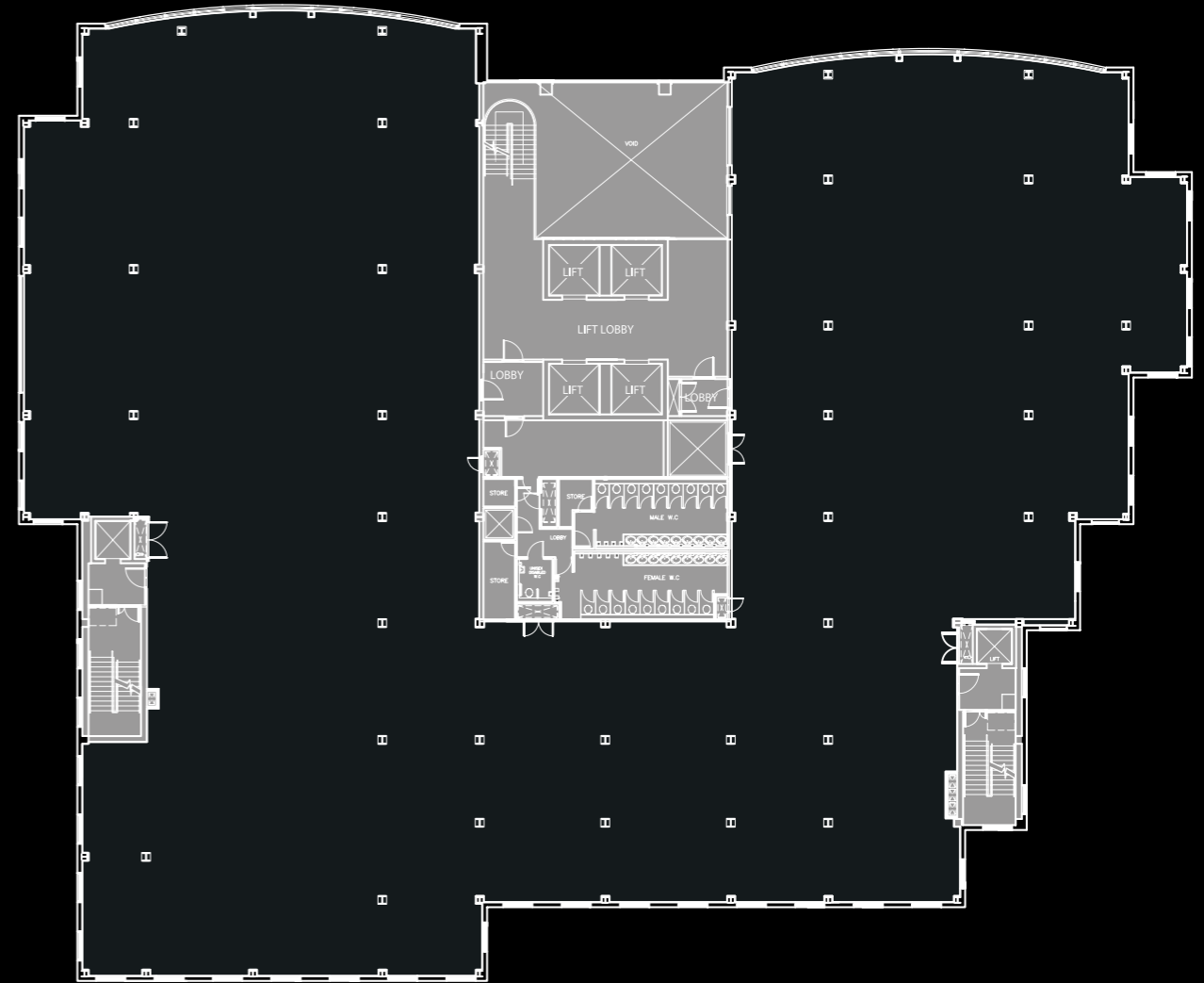
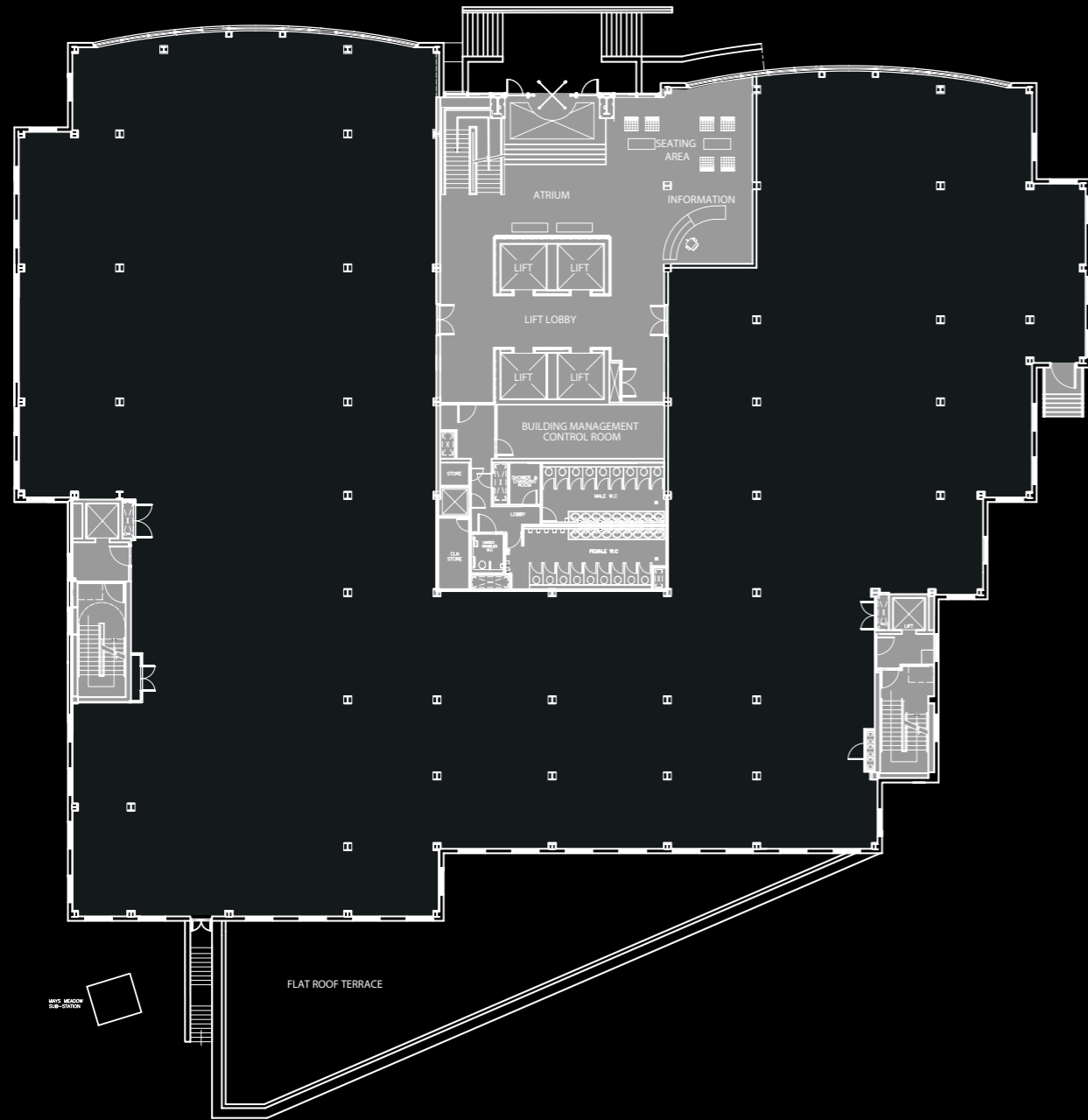
Lower Ground Floor



71 Internal Car Spaces 11 External Car Spaces 48 Bicycle Spaces

Upper Ground Floor

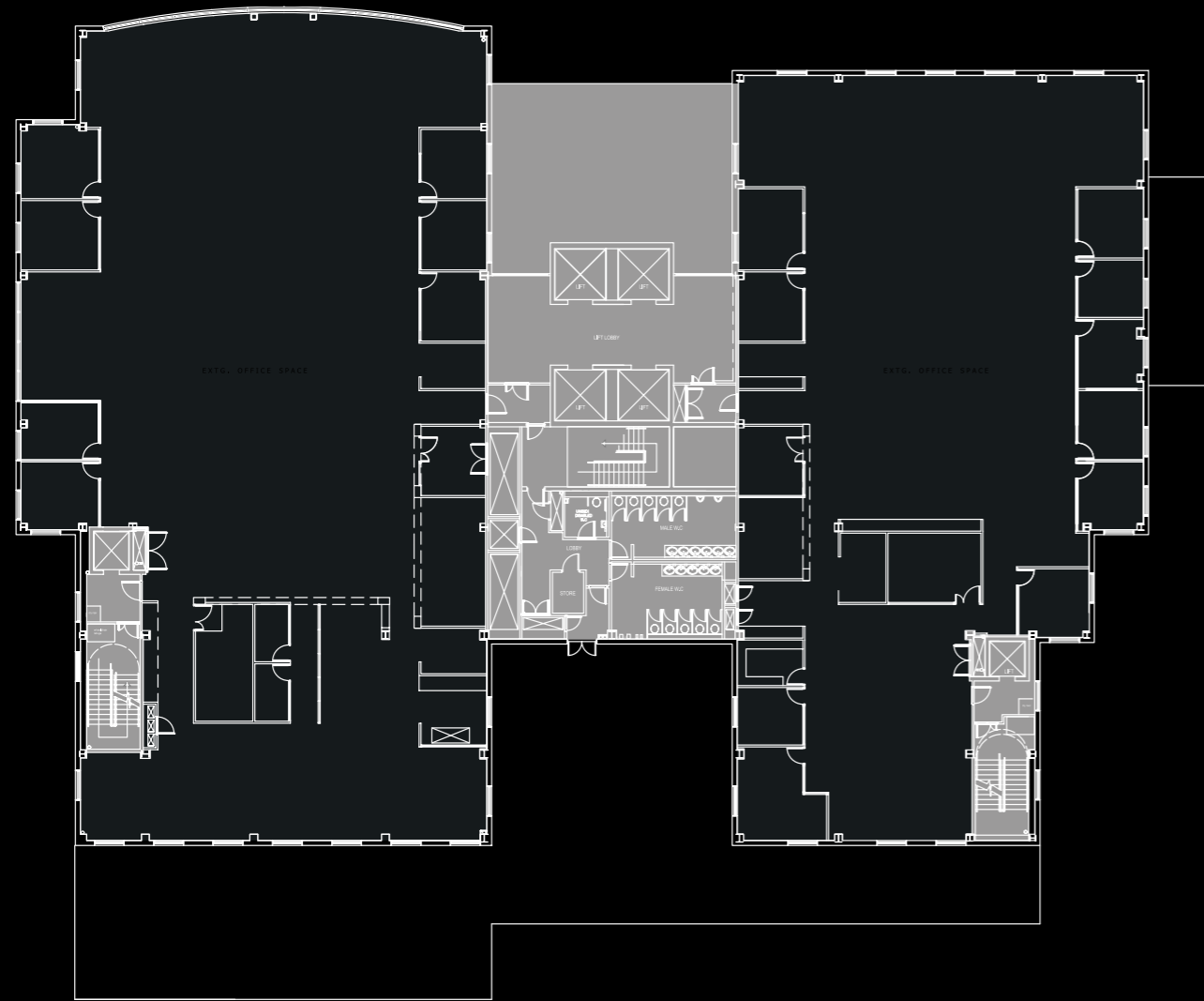
1st – 4th Floors



Upper Ground Floor 1,975 sq m 21,258 sq ft

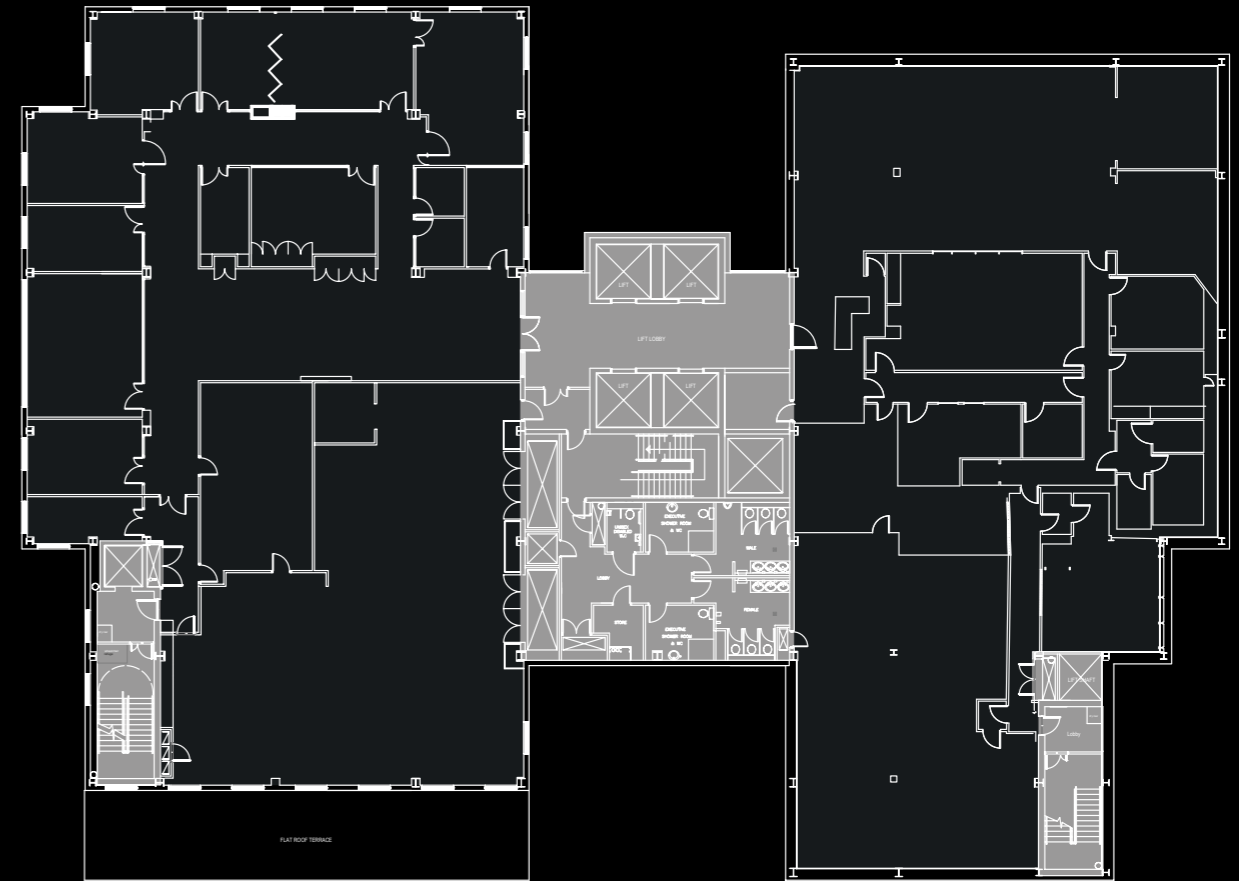
First – Fourth Floors 1,975 sq m 21,258 sq ft

5th Floor



Fifth Floor 1,535 sq m 16,521 sq ft

6th Floor

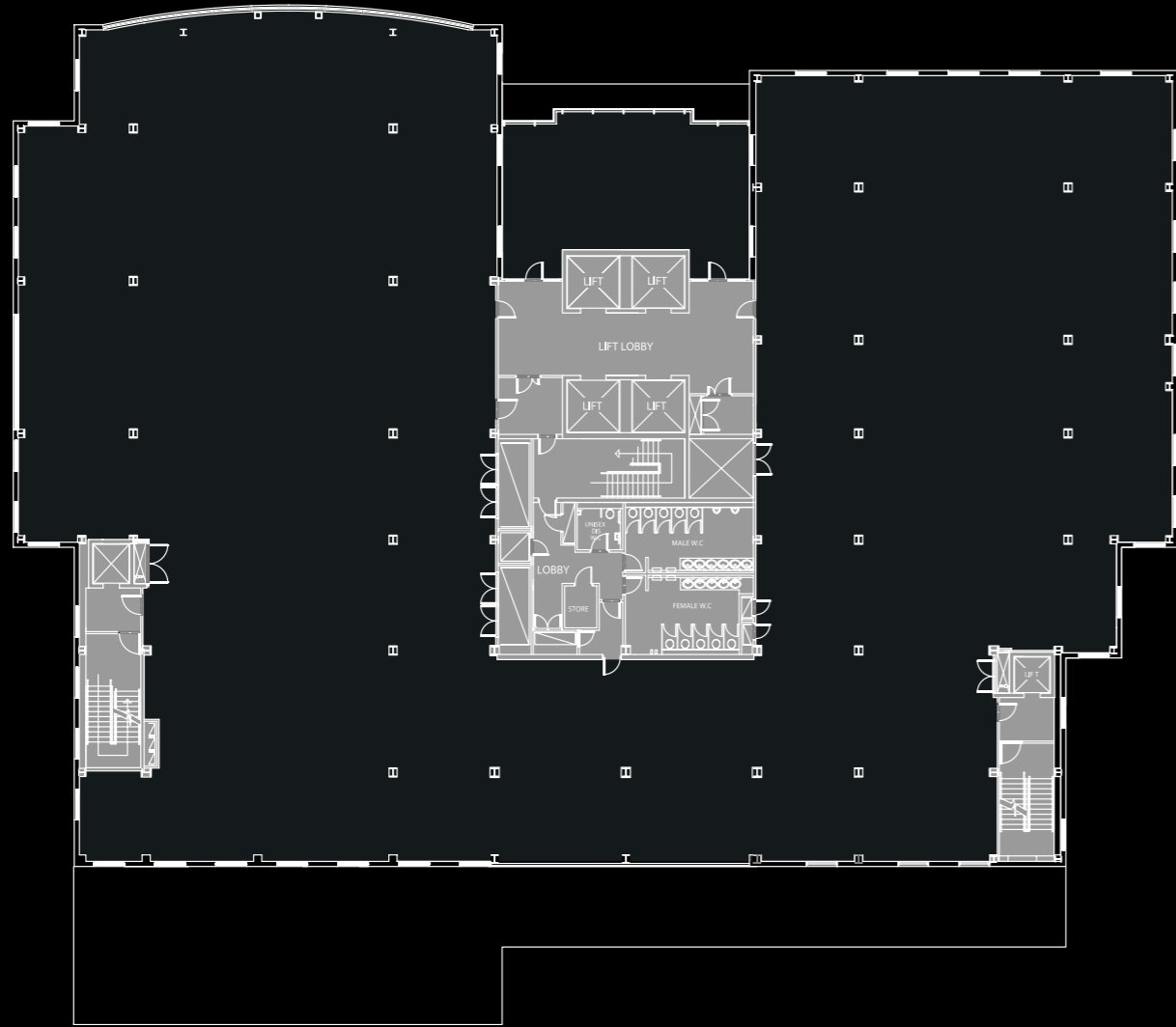


Sixth Floor 766 sq m 12,439 sq ft

FUTURE EXPANSION

EXPANDED

5th – 6th Floors



Fifth Floor	1,764 sq m	18,987 sq ft
Sixth Floor	1,661 sq m	17,878 sq ft

NEW EXPANSION

7th – 8th Floors



Seventh Floor	1,664 sq m	17,915 sq ft
Eighth Floor	1,562 sq m	16,810 sq ft

Specification Summary

135,000 sq ft landmark riverfront building

Potential to increase to 178,000 sq ft

Grade A Office Specification

Floorplates from 16,800 to 21,000 sq ft

4no. 16 passenger lifts & 2no. goods lifts

New full height glazed atrium

Sustainable led design

4.2m slab to slab

2.8m floor to ceiling

Dedicated showers with changing

48no. bicycle spaces

136no. car parking spaces

New VRF air conditioning system

360 degree views of the City

1:8 base occupancy (person/sq m)



For a full specification document or to discuss your specific fit-out requirements, please contact the agent.

Example Layout

Each floor could include:

182no. desks

3no. 6 person meeting rooms

2no. private offices

1no. 12 person boardroom

5no. phone booths

Kitchen and dining area

Designated breakout

Biophilic design



ESG

By completely remodelling an outdated building into a brand-new one, The Venn has saved significant energy and emissions compared with building from scratch. During the design stage, high consideration was given to carbon saving initiatives, saving thousands of tonnes in CO2 emissions by repurposing the buildings existing frame. 100% of excavation waste and 98% of construction and demolition waste has been diverted from landfill.

The building is on target to achieve **BREEAM Very Good** by undertaking the following Initiatives:

100% Green electric supply from renewable sources

Energy efficient sensor-controlled LED lighting throughout

No fossil fuels

Proximity to public transport links

New high-performance thermal-glazed façade

Strategically located contributing to the 15-minute city concept

Building Management System (BMS)

Net carbon zero in operation achievable

Green roof

Target EPC A Rating

Further option to reclad remainder the of exterior

Access to EV parking

Waste-management collection facilities to promote recycling and encourage landfill diversion

Green travel - bike spaces & lockers

Low-flow sanitaryware selected to reduce water use

New thermal envelope

Optimum start/stop heating system

Smart utility monitoring

Biophilic design throughout

Key Contacts

ASSET MANAGER

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