

ONE BANKMORE



onebankmore.com



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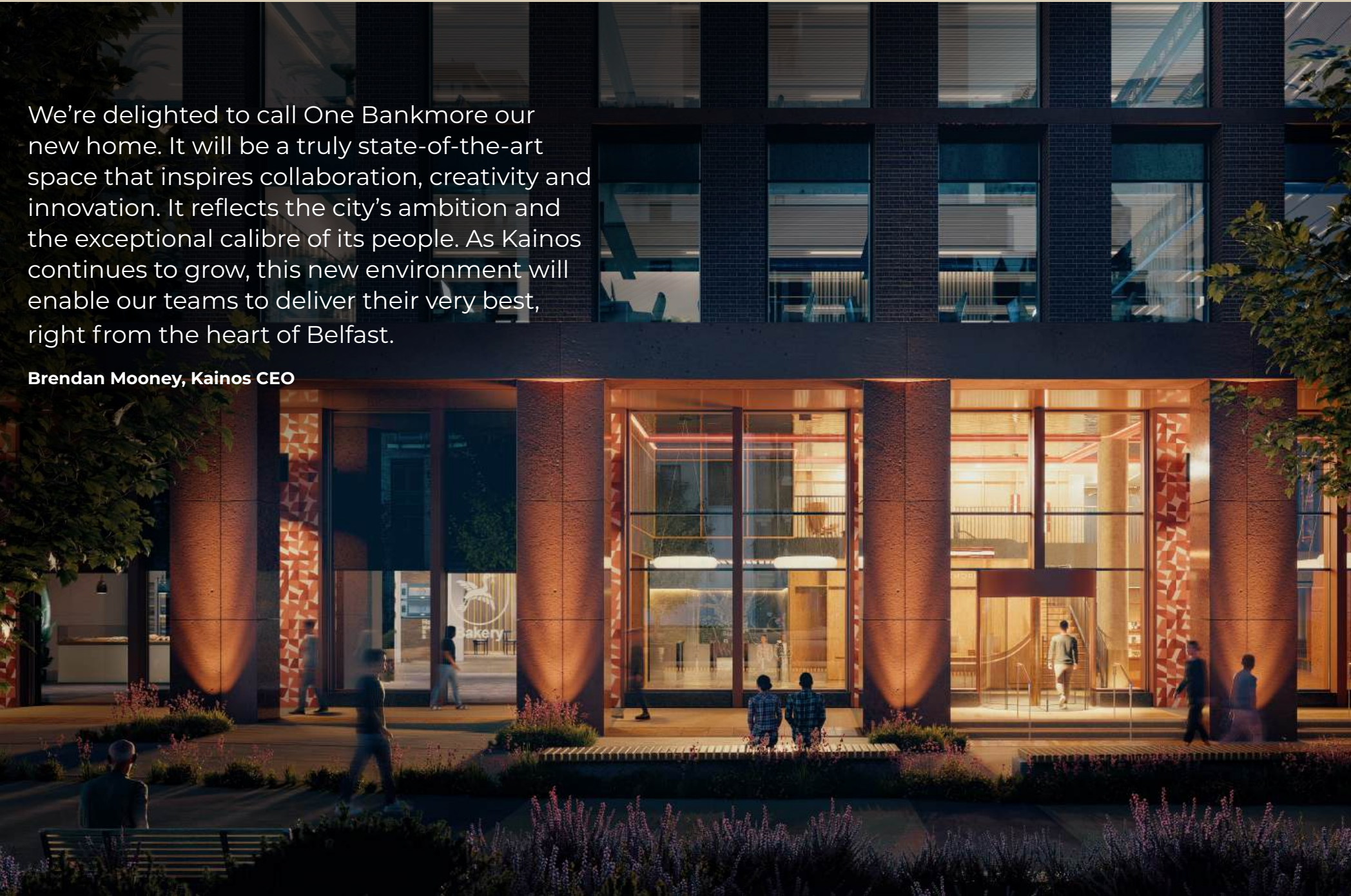
Introducing One Bankmore

One Bankmore is Belfast's newest Grade A office development that connects people, purpose and place in One.

The development sets a new benchmark for sustainable design and workplace quality, and is expected to be the first office development in Northern Ireland to achieve BREEAM Outstanding.

With unrivalled connectivity, One Bankmore links the city centre's business district to the world-renowned educational hub of the Queen's Quarter.



An architectural rendering of the One Bankmore building at night. The building features a dark brick facade with large windows and a prominent glass entrance area. The interior lights are on, and the entrance is brightly lit. People are seen walking around the building and sitting on a bench in the foreground. The scene is set in an urban environment with trees and a paved area.

We're delighted to call One Bankmore our new home. It will be a truly state-of-the-art space that inspires collaboration, creativity and innovation. It reflects the city's ambition and the exceptional calibre of its people. As Kainos continues to grow, this new environment will enable our teams to deliver their very best, right from the heart of Belfast.

Brendan Mooney, Kainos CEO

Shaping Tomorrow's Office Today

Workplaces must now support purpose, community and adaptability, while simultaneously considering the impact of hybrid working and AI.

Hybrid working and AI are key factors that are reshaping workflow, automating routine tasks and redefining how teams collaborate, making the physical office even more critical for human connection, creativity and trust building.

The vision for One Bankmore is to be more than just an office. By combining premium office floors with the public realm regeneration of the historic Bankmore Square, it will provide high-quality, ESG-ready workspaces that align with business, environmental and wellbeing standards.

Bankmore Investments is developing One Bankmore, with Kainos set to occupy four floors. It is a significant vote of confidence in Belfast's commercial property market and demonstrates a strong belief in the city's ability to attract and retain high-value employers and talent.

One Connection to Talent, Transport & Opportunity

Perfectly positioned in Belfast's vibrant city centre, One Bankmore bridges the gap between the city's academic and commercial districts.

The development is close to Belfast Grand Central Station for regional rail, coach and bus connections, with rapid routes to Belfast City Airport, Belfast International Airport and Dublin Airport. The building also benefits from excellent road links to main arterial routes, enabling swift travel in and out of the city.

Belfast is one of the UK and Ireland's most compelling office destinations combining cost efficiency, skilled talent and a high quality of life in a globally connected city. Belfast's unique position and location within the UK and Ireland offers dual-market access to Great Britain and the EU.



Growing innovation ecosystem

£1bn Belfast Region City Deal

Boosting inclusive growth across the wider region



Access to talent

Two-world class universities (Queen's University Belfast and Ulster University)

60,000 students



Unrivalled Connectivity

Close to Belfast Grand Central Station

Close proximity to two major airports



Home to global business

pwc **Affac** **RAPID7** **Deloitte.**

Allstate **citi** **FIRST DERIVATIVE** **FinTrU**



- One Bankmore
- Ulster University
- Queen's University Belfast
- Belfast City Hall
- Lanyon Place Train Station
- Belfast Grand Central Station

One Experience

Office buildings today blend home comforts, professional offices and vibrant third spaces to support choice, wellbeing and flexibility. One Bankmore leads the way with a luxurious entrance lobby that sets the tone for a seamless workday.

Unique Entrance Lobby

Step through the elegant colonnade into a casual meeting area, perfect for catching up with colleagues or visitors. Enjoy refreshments in the coffee bar or restaurant.



Inspiring Mezzanine Retreat

Rise to the mezzanine to find a tranquil library for focused work or reserve the meeting and treatment room when you need extra space for private meetings or collaborative sessions.



Quieter Occupier Experience

For neurodiverse individuals or anyone who prefers a calmer arrival, there is the option to enter directly to the lifts, office floors, gym and roof terrace through a quieter, low-stimulation route.



At One with Wellness

A focus on health and wellbeing in the office space is not just a perk; it's a performance multiplier. At One Bankmore, we have elevated the occupier's experience by focusing on the physical, mental and social health aspects that will enhance productivity.



High-end gym
& pilates/yoga
studio

Roof
terraces

72 no.
bicycle
racks

Artisan
coffee
hub

Restaurant

Quiet occupier
entrance

*Artist's impression. Illustration for reference only (2025).

One Step Ahead with Smart Tech

We have integrated advanced technology, ensuring efficiency and sustainability, creating a workspace that is as intuitive as it is impressive.



Employee smartphone touchless access



Concierge services



Smart lift optimisation



Extensive metering for energy consumption



Waste and recycling data monitoring



Tenant engagement app



One Vision, One Design

One Bankmore combines premium workspace with luxury facilities that are designed to enhance wellbeing, productivity and connectivity. The Grade A development is expected to be the first BREEAM Outstanding office building in Northern Ireland.



11 no. office floors,
totalling 75,000 sq ft



Central HVAC plant with capped
tenant floor connections



Male/female/gender
neutral WCs



4 no. external
terraces



Ground floor café,
workspace and lounge



Ground and first floor
building amenities



Mezzanine with
breakout space



Cycle hub for 72
no. cycles



Modern, high-end
gym



14 no. showers with
integrated changing



Office floorplates designed
for subdivision



Slab-to-slab height of
3.545m on office floors

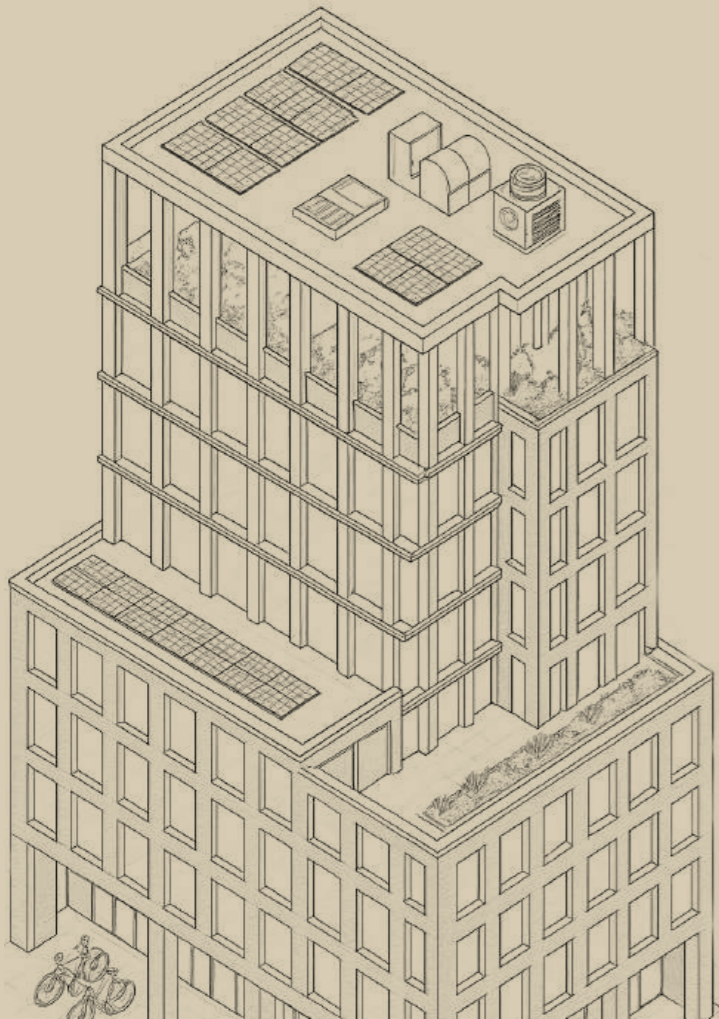


Dedicated tenant
riser space



3 no. 13-person passenger lifts
1 no. 24-person goods lift

One Standard in Sustainability



*Artist's impression. Illustration for reference only (2025).



Low energy design



Net zero operational carbon enabled



Photovoltaic panels



Air source heat pumps



Low energy LED lighting



Mechanical ventilation with heat recovery & CO₂ control



Floor plates optimised for natural light and views



High performing envelope



Low flow water fittings



Dedicated recycling facilities



Ultra-low GWP refrigerants



SUDS system



No on-site fossil fuels



Energy efficient lifts



Floor Plates

Floor	Lettable Space - NIA sq. ft.	External Terraces - GIA sq. ft.	Availability
Ground	2,923	-	Available
1st	-	-	-
2nd	8,180	-	Available
3rd	8,180	-	Available
4th	8,180	-	Available
5th	3,110	834	Available
6th	7,300	-	Available
7th	7,300	-	Available
8th	7,300	-	Under Offer
9th	7,300	-	Let - Kainos
10th	7,300	-	Let - Kainos
11th	6,050	1,159	Let - Kainos
12th	4,920	1,000	Let - Kainos
Total	78,043	2,993	

Floor Plan

LETTABLE SPACE

2,923 SQ. FT.

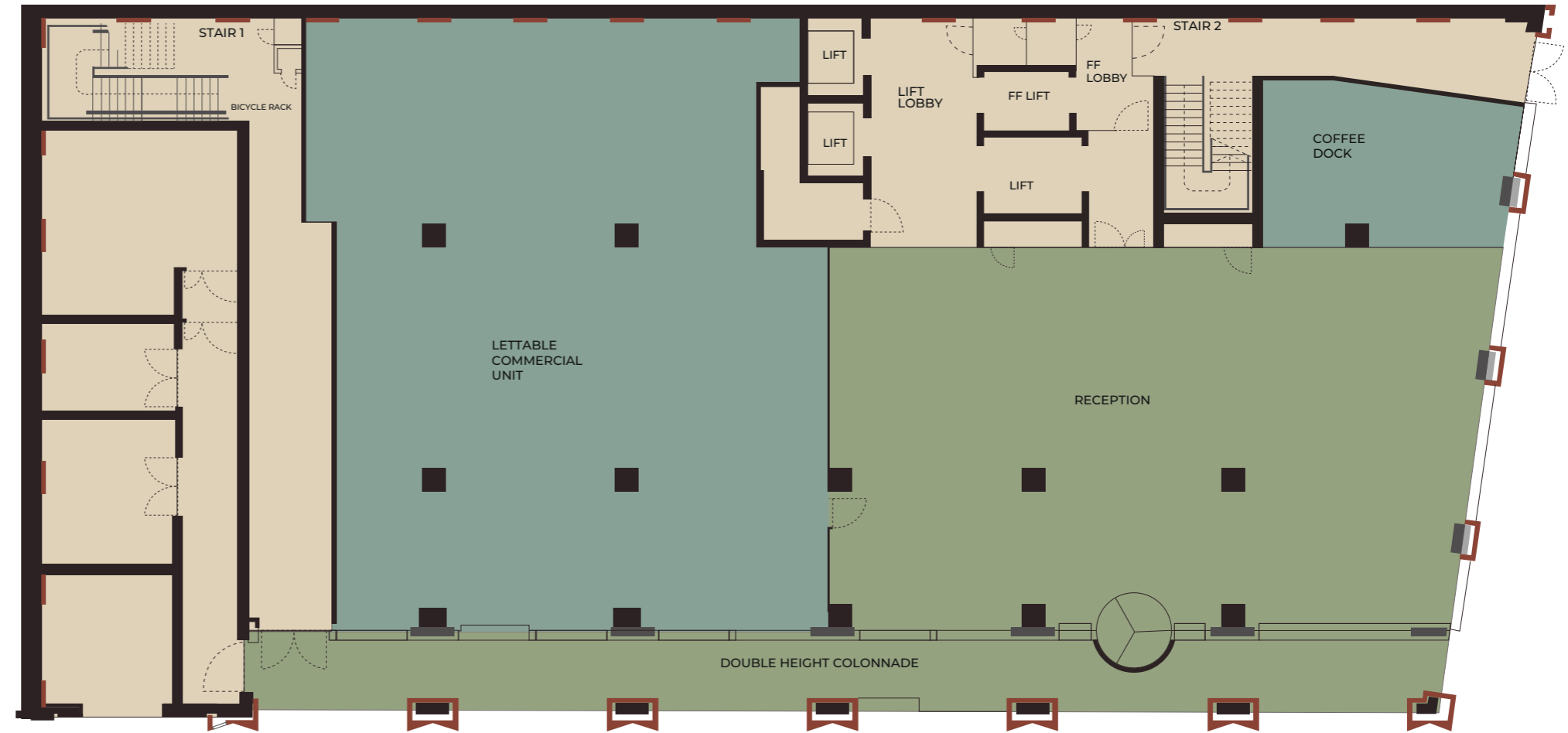
LEVEL 00

LEVEL 01

LEVEL 02, 03, 04

LEVEL 05

LEVEL 06, 07



KEY

- Lettable areas
- Communal Amenities
- Core Services

Floor Plan

LEVEL 00

LEVEL 01

LEVEL 02, 03, 04

LEVEL 05

LEVEL 06, 07



KEY



Lettable areas



Communal Amenities



Core Services

Floor Plan

LETTABLE SPACE

8,180 SQ. FT.

LEVEL 00

LEVEL 01

LEVEL 02, 03, 04

LEVEL 05

LEVEL 06, 07



KEY



Lettable areas



Communal Amenities



Core Services

Floor Plan

LETTABLE SPACE

3,110 SQ. FT.

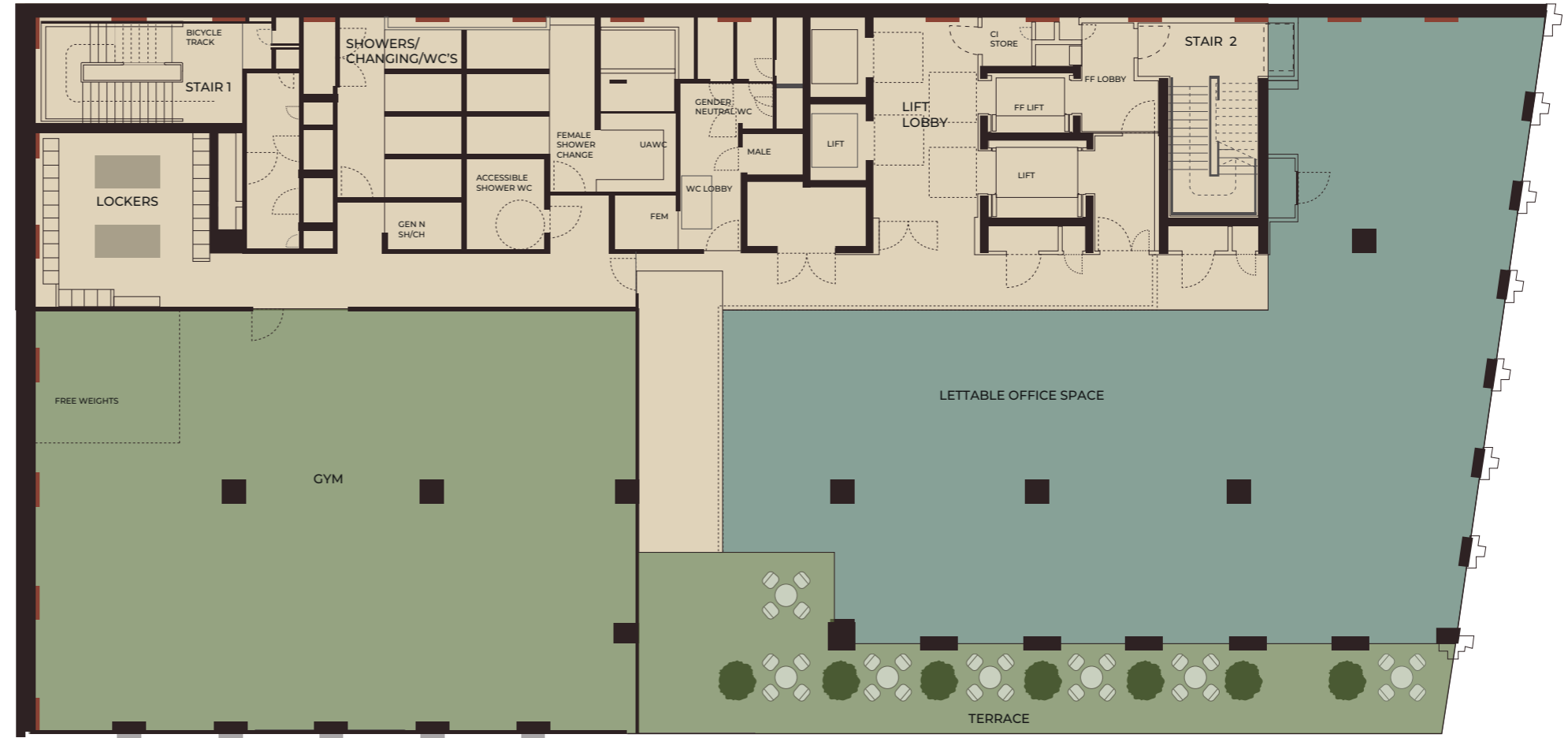
LEVEL 00

LEVEL 01

LEVEL 02, 03, 04

LEVEL 05

LEVEL 06, 07



KEY



Lettable areas



Communal Amenities



Core Services

Floor Plan

LETTABLE SPACE

7,300 SQ. FT.

LEVEL 00

LEVEL 01

LEVEL 02, 03, 04

LEVEL 05

LEVEL 06, 07



KEY



Lettable areas



Communal Amenities



Core Services



Developer

BANKMORE INVESTMENTS

Architect

TODD

Structural & Civil Engineering

rps
A TETRA TECH COMPANY

Project Management & Cost Consultant

HOLLIS

Interior Design

brill

Contractor

h HERON BROS.

MEP and Sustainability

ARUP

Planning Consultant

TSA
PLANNING
UK BEST SMALL PLANNING CONSULTANCY 2023

Key Contacts

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General Details

ENERGY EFFICIENCY & SUSTAINABILITY

BREEAM Certification

Designed to achieve BREEAM Outstanding, ensuring;

- Exceptional environmental performance, enhanced occupier wellbeing, and long-term operational efficiency.
- Leadership in sustainability, reduced carbon impact, and alignment with best-practice certification standards.
- A future-proofed building that meets the highest benchmarks for energy, health, and environmental stewardship.
- Compliance with top-tier sustainability metrics and a demonstrable commitment to ESG principles.

BREEAM measures include:

- Excellent daylight levels and views
- Systems tested against future weather files
- Photovoltaic panels installed at roof level to support renewable energy generation.
- Extensive metering infrastructure for detailed energy consumption reporting and tenant-level monitoring.
- Maximised biodiversity
- Embodied carbon analysis
- Water efficient fittings
- Sustainable transport measures including cyclist provisions

Compliance & Flexibility

- BCO-compliant Grade A specification.
- Designed for split tenancy: up to two tenants per floor.
- Dedicated riser space allocated for tenant services and future adaptability.

STRUCTURAL PROVISIONS

Substructure

Foundations – reinforced concrete foundations supported on Cased Contiguous flight auger piled foundations.

Superstructure

- Reinforced in-situ concrete frame designed for long-term durability and structural integrity.
- Floor plates constructed as flat slab systems, offering flexibility for internal layouts and service distribution.
- Concrete strength grade: C32/40 (40 N/mm² cube strength) for enhanced load-bearing performance.

Load Capacity

Typical floor loading provision:

- 2.5 kN/m² general office occupancy
- 1.0 kN/m² allowance for raised access flooring, suspended ceilings, and building services

Design Benefits

- Flat slab configuration enables efficient integration of MEP services and raised access floors.
- In-situ construction supports robust vibration control and acoustic performance.
- Structural design aligned with modern office fit-out requirements and BCO standards.

BUILDING ENVELOPE

Design

Striking modern design which pays homage to the historical character of the site through the use of materiality, rhythm & proportion.

Robust materiality & detailing with highest quality products.

External walls designed with a target U-value of 0.15W/m²K – well in excess of Building Control requirements.

Materiality

A double height colonnade to street level presents a combination of finest quality pre-cast concrete, in both acid-etch & fully polished finishes, and hand-made imported Spanish tiles to recessed facades.

Masonry clad levels combine a richly textured, deeply coloured red brick with accents of the same acid-etched pre-cast concrete as the base treatment. Window reveals are exceptionally generous, imbuing the building with a solidly befitting of its status.

Upper floors are clad in metallic PPC finish aluminium panels, with dramatic expression of reveal, depth & horizontal string courses.

Glazing

Superior quality - Argon filled, extra clear & reduced iron double glazed units, with light transmission of 66% and Solar Factor (G Value) of 0.32.

40% glazing to wall area to maximise daylight whilst balancing optimal operation energy loads.

1.0W/m²K centre pane U-value

Curtain Walling

Highest quality, thermally broken aluminium curtain walling, with metallic PPC coatings. A combination of aluminium cover plates & mastic pointing provides accents to the glazing design.

Overall target U-value of glazed units as 1.30W/m²K

MECHANICAL PROVISIONS

Heating, Cooling & Ventilation

- Net Zero enabled, all electric solutions
- High-efficiency central 4 pipe heat pump plant for all heating and cooling
- Central Air Handling Units (AHUs) with integrated heat recovery
- Ventilation rates designed to BCO standards: 14 litres/second/person at 1 person per 10 sqm occupancy.
- Capped connections to each tenant floor plate for heating, cooling, and ventilation.
- Tenant plant space provided for supplementary local cooling requirements.

Hot Water

- Electric point-of-use water heaters in WC areas.
- Central landlord-supplied direct electric system for shower facilities.

General Details

ELECTRICAL PROVISIONS

Lighting

- Energy-efficient lighting system with maximum installed power of 5.5 W/sqm (BCO compliant).
- Integrated daylight sensors and PIR (passive infrared) controls for optimal energy use.

Small Power

- Cooling load provision exceeding BCO minimums.
- Includes allowance for localised spot loads to support tenant-specific equipment.

Life Safety & Resilience

- Backup generator system supporting life safety circuits with 8-hour runtime capacity.

Vertical Transportation

- 3 × 13-person passenger lifts.
- 1 × 24-person/goods lift with combined functionality.
- Lift wait times maintained below 25 seconds for optimal user experience.

Acoustic levels

Speculative Office Floors	NR38
Landlord meeting rooms	NR30
Gym	NR40
Retail	NR40
Circulation Areas	NR40
Toilets, shower & changing	NR45

CONNECTIVITY & DATA INFRASTRUCTURE

Telecommunications & Digital Resilience

WiredScore Certification

- Designed to achieve WiredScore Platinum, ensuring best-in-class digital infrastructure and future-ready connectivity.

Infrastructure Design

- Multiple telecommunications ducts sized and positioned to support multi-operator access.
- Two diverse intake routes for incoming service provider cabling, enhancing resilience and redundancy.
- Dual communication risers provide protected pathways and ensure continuity in the event of disruption

Equipment Provisioning

- Dedicated, secure, and climate-controlled space allocated for service provider equipment.
- Designed to accommodate a wide range of telecom and data service installations.

Facilities

Striking double-height entrance lobby offering a sense of scale, light, and prestige. Incorporating café, flexible workspace zone and lounge area

First floor Mezzanine with meeting room facilities and break out area

Exceptionally designed toilet and washroom facilities with male, female and gender-neutral toilet provision on every floor.

72 no Bicycle Racks and Bicycle repair room/station

High End Fully Equip Gym

14 no Showers with integrated changing

Servicing

Service access at ground level on Dublin Road

Refuse and Recycling

Recycling facilities provided onto Bankmore Square at ground floor level.

Slab to Slab Height (Office Floors)

3.545m

Means of escape ratio

1 person per 10m²





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