



Richland Group Planning Belfast's Biggest Office

New Cork offices on the way too from Stone Work Properties

26 Jan 2017 | 01.12 pm

Share



Proposals for a 12-storey office block in Belfast, which would be the the largest single office development in Northern Ireland, are to go to public consultation next week.

The **Richland Group** is proposing to develop a 255,000 sq. ft. office scheme at the Movie House cinema site, with ground floor space for cafe, retail and leisure uses, at Bankmore Square on the Dublin Road (see artist's impression above).

Each floor will provide 25,000 sq. ft. of useable space, a layout that proves popular with office occupiers. The location, said joint agents [Savills](#) and Lambert Smith Hampton, is a three minute walk from Belfast City Hall and the new Transport Hub.

The development cost of the building and Bankmore Square is estimated to be approximately £65m, with the creation of over 570 construction jobs in the process. The completed building will have be able to accommodate up to 3,000 office workers.

The planning application for full permission will be submitted to Belfast City Council in March. Richland Group CEO **Gary McCausland** said: “We believe that Belfast needs a world class grade A office development of this scale, a scheme that has the potential to attract and keep the biggest and most successful companies on the planet. We have assembled a brilliant home-grown professional team to deliver this exciting project, with Farrans joining us as delivery partners.

“One Bankmore Square will inject tens of millions of pounds into the local economy, create thousands of jobs, rejuvenate a very important part of Belfast city centre and add incredible value to people that live and work in Belfast and indeed Northern Ireland. It’s time to think outside the box, it’s time to think big, it’s time to really get on the world stage and deliver the solutions and space that blue-chip companies demand — and that is exactly what we intend to do.”

Dougie Wheeler of joint agent [Lambert Smith Hampton](#) added: “A development of the quality, scale and flexibility of One Bankmore Square is needed to ensure that growing demand can be met, as opposed to lost to other competing cities.

“The development’s location, overlooking a reinvented Bankmore Square on the Dublin Road, offers the opportunity to further rejuvenate the local area and take advantage of existing and future infrastructure plans for Belfast.” If planning permission is granted, construction will start later this year for delivery in late 2019.