

**Belfast
Harbour
Studios**





Belfast Harbour Film Studios

Northern Ireland

Northern Ireland is now well established in the global market for film production. World-wide hits such as Game of Thrones, Dracula Untold and High Rise have all been shot here.

With its strong crew base, stunning locations, studio facilities and financial incentives, Northern Ireland is becoming one of the most sought-after filming locations for both film and television productions.

Northern Ireland is the most compact 5,196 square miles of back-lot in the world, offering stunning locations from dramatic coastlines to idyllic villages; mountains, glens and loughs; through to urban and industrial landscapes and bustling cities with a diverse mix of architectural styles, from Victorian red-brick to 21st century glass and steel.

Key Facts

1. 10 minutes to Belfast City Centre
2. 20 minutes to airports and ferry services
3. Located on an 8 acre site within a 340 acre estate
4. Two identical sound-proofed stages, each of 32,000 Square feet with 61 feet to eaves
5. High level walkways and rigging gantries
6. Two workshops of 11,000 Square feet each
7. 36,000 Square feet of purpose built production offices
8. 10g fibre IT connectivity
9. 168 car parking spaces on site
10. Secure site covered by CCTV

Site Layout



The Facility



Production Offices



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Sound Stages: 1 & 2

Consisting of clear spans with no columns

Dimensions	Stage 1		Stage 2	
	Imperial	Metric	Imperial	Metric
Stage Size	32,670 sq.ft	3,035m²	32,670 sq.ft	3,035m²
Length	246 ft	75m	246 ft	75m
Width	134 ft	40.80m	134 ft	40.80m
Height (to grid)	61 ft	18.75m	61 ft	18.75m
Lower walkway	39 ft	12.00m	39 ft	12.00m
Upper walkway	48 ft	14.60m	48 ft	14.60

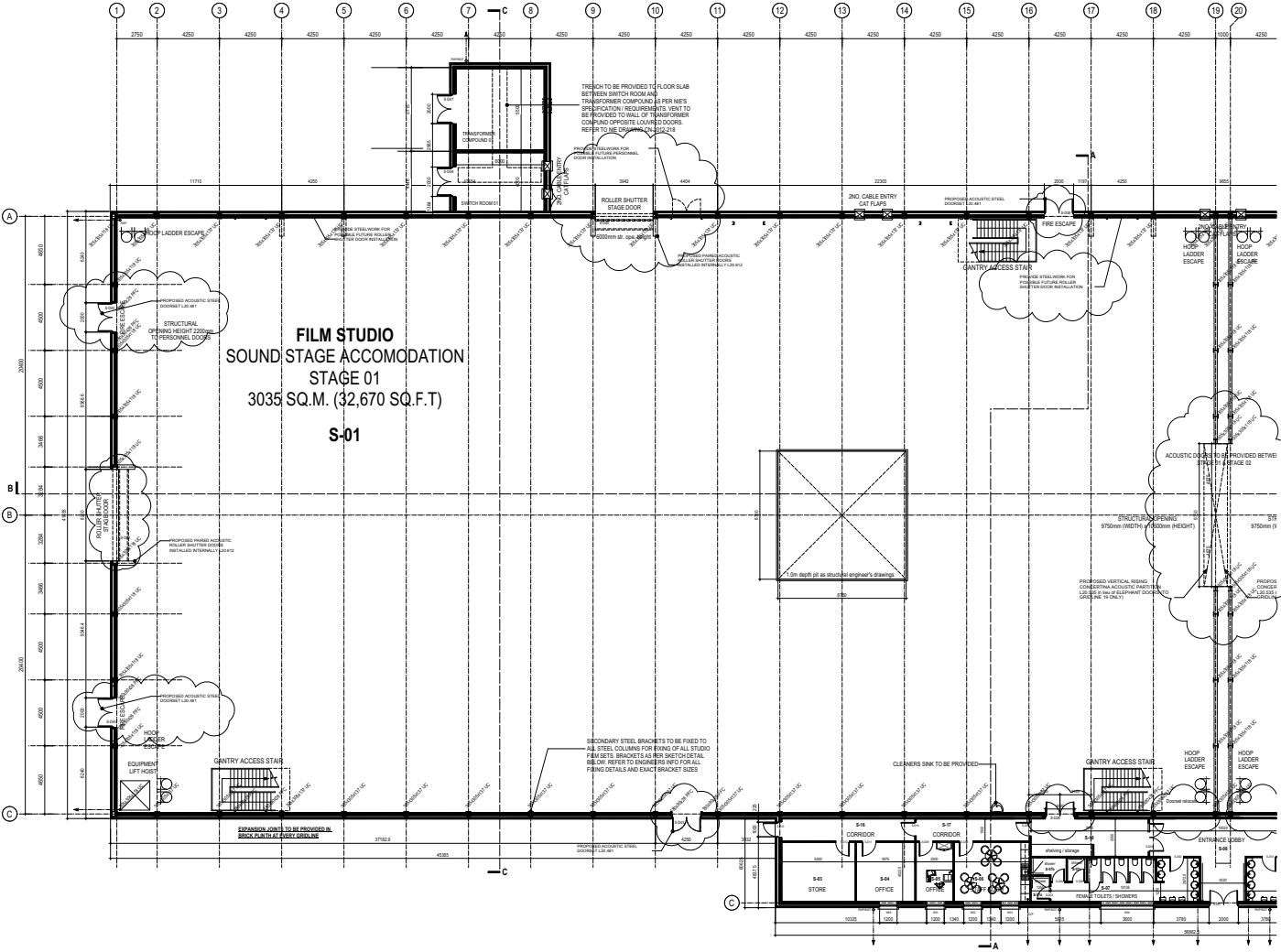
Specification	Imperial	Metric
Runway & Lifting Beams	SWL Load between trusses	4,046 lb / 1,836 kg
Stage Doors	Large Dock Doors	11 ft 9 in x 19 ft 8 in / 3.60 m x 3.60 m
Floor	Concrete	
	Floor Pit	25 ft 10 in x 25 ft 10 in x 8 ft 2 in / 9 m x 9 m x 2.5 m
Electrical Supply	Availability	3.8MVA mains power
	Uptime	Average 99.5%
Water Supply	Potable mains water	
Heating	Via Air Handling units	
Fire Protection	Type M Automatic Alarm System	
	Smoke Detectors	
	Carbon Monoxide Detectors	
	Note: BHS Management to be notified of any works or effects that are likely to create a high temperature	
Voice & Data	A CAT6A U/FTP voice and data structured cabling solution shall be provided with 15 Voice/Data Outlets per stage	
	Internet / Network Connectivity to the facility	
	Resilient communications provision with two diverse routes to the building	
	Northern Ireland's communications infrastructure is renowned as state-of-the-art, including connectivity to Project Kelvin, which provides high speed resilient fibre connectivity to US & Europe. It enjoys international connectivity at highly competitive costs	

Site construction

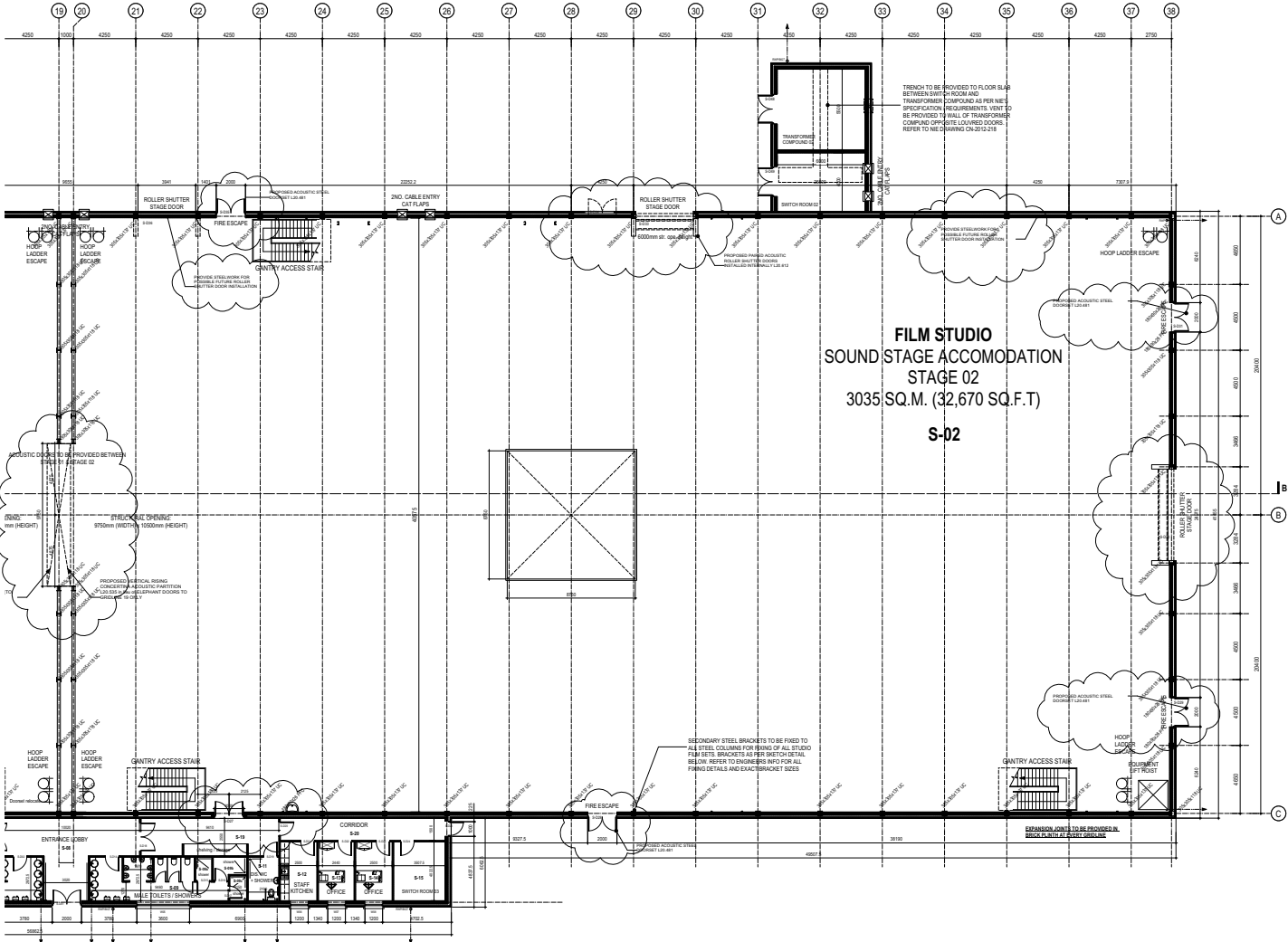


The timelapse camera for the Belfast Harbour Studios build can be viewed at:
www.belfast-harbour.co.uk/real-estate/developments/belfast-harbour-studios

Sound Stage 1: Layout



Sound Stage 2: Layout



Production Offices:

Belfast Harbour Studios offer purpose built office facilities for production and ancillary staff.

Specification

Reception area

Total office accommodation available is 36,995 sq.ft over 3 floors

Capable of accommodating up to 450 people

Meeting space provided on second floor

Kitchen areas for staff (one per floor)

Secure key card access into the site and the buildings thus providing a secure working environment

Workshops:

Belfast Harbour Studios offers two detached workshop facilities at 11,080sqft each. These can be subdivided to suit individual requirements.

Backlot:

Extensive backlot bounded by the Belfast hills to the North West and Belfast Lough on the East. The site is screened from the nearby road network and can accommodate large external sets.

Facilities:

Stages & Facilities Manager present on site.

Planned and reactive maintenance regimes in place.

Parking for 168 cars.

Security:

Specification

Site security – site is fenced with 8 ft/2.4m metal fence with double access gates

Manned security guarding available

Key card access

CCTV provision

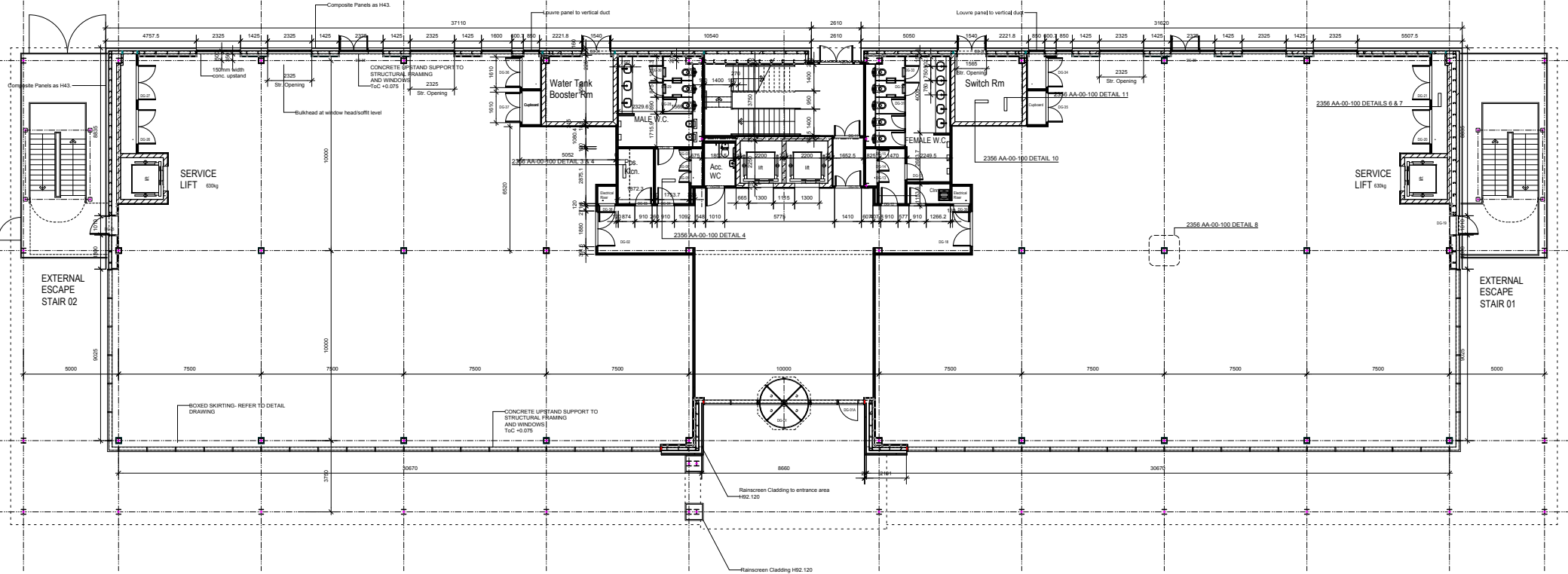
Security lighting

Intruder alarm to buildings

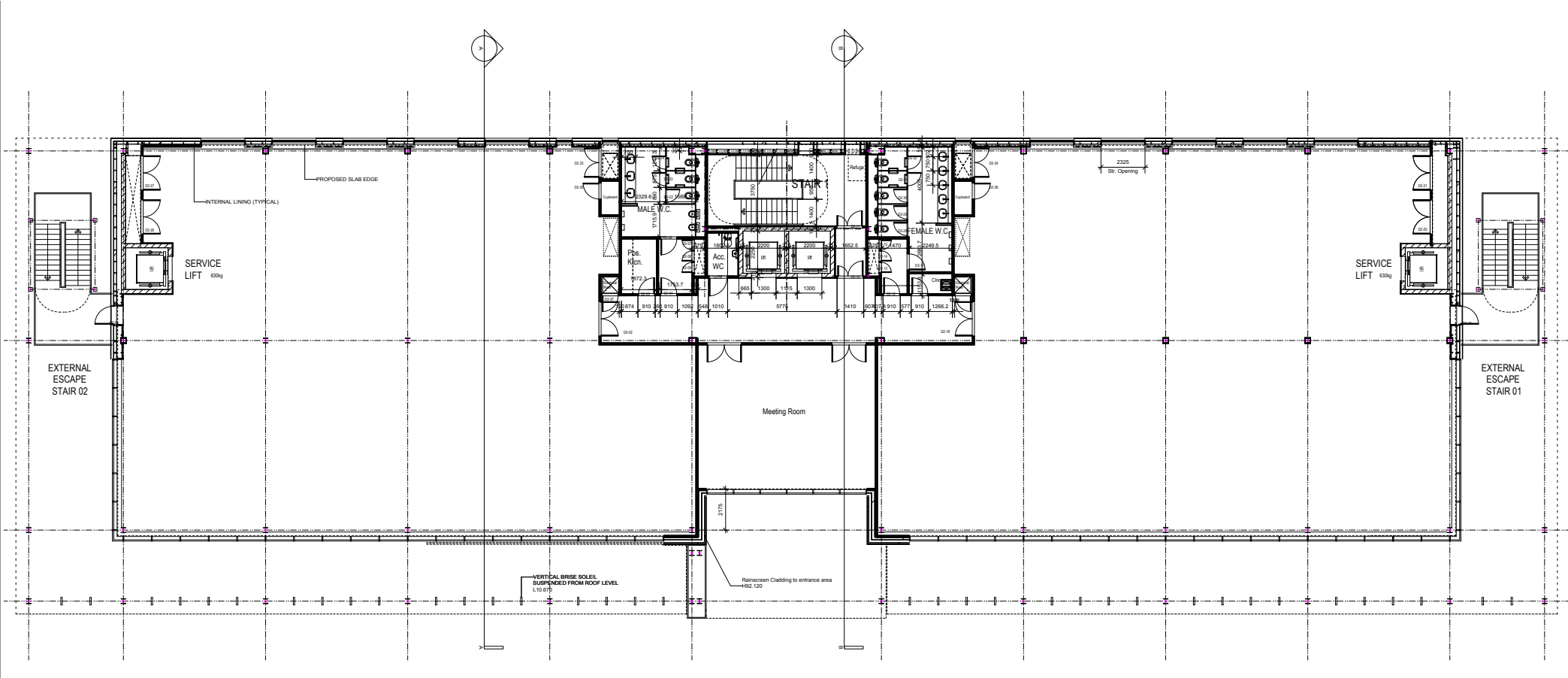
Ability for occupier to overlay own cyber security protocols over and above protocols of ISPs

Covered by Belfast Harbour Police force

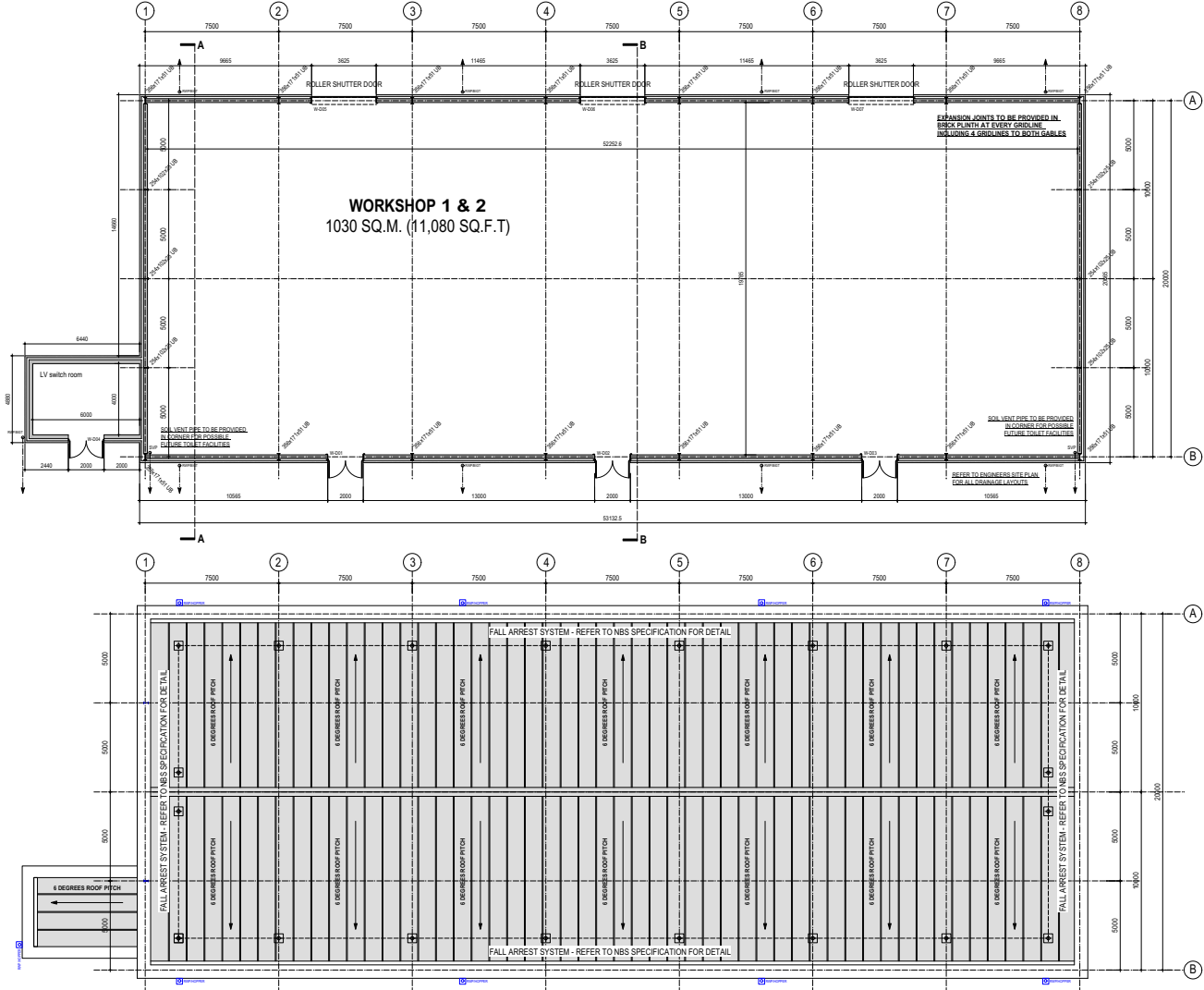
Production Offices: Ground floor



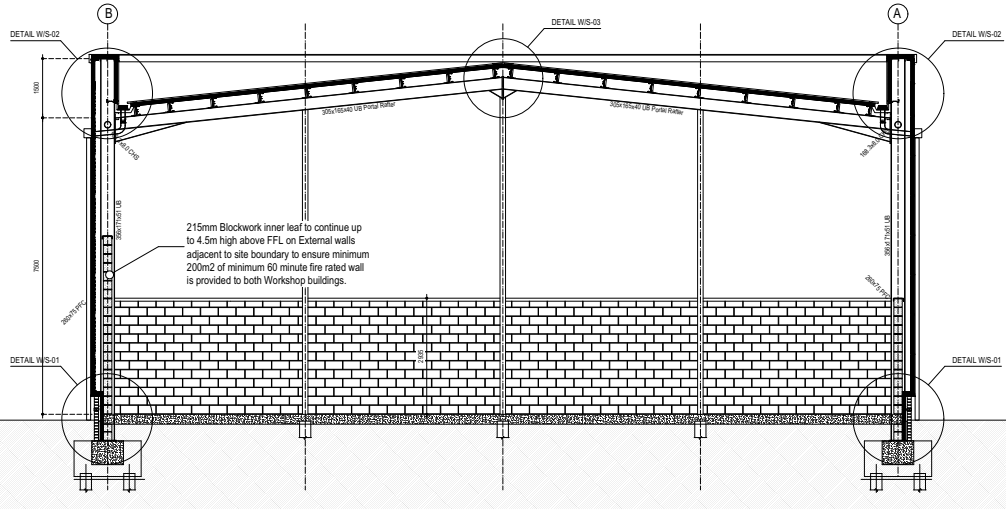
Production Offices: First floor



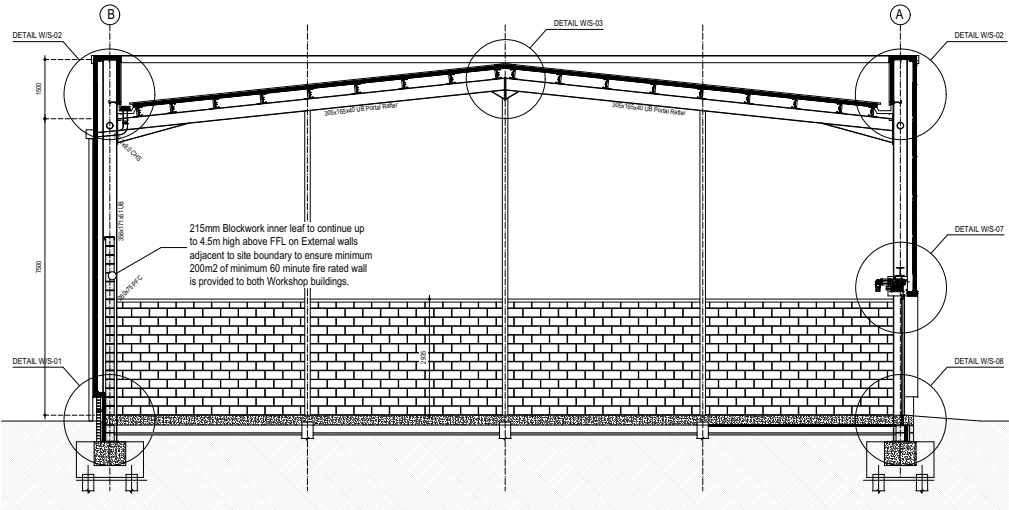
Workshop: floor and roof plan



Workshop: sections



WORKSHOP SECTION A-A



WORKSHOP SECTION B-B



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