

Eagle Star House, Belfast

A feather in our cap

£4.5m

/ Project value

June 2019

/ The project commenced

September 2020

/ The project was completed

Eagle Star House is the “first truly design-led flexible workspace” in Northern Ireland to achieve the coveted Platinum Wired Certification from WiredScore. Following our appointment by investor and developer, Magell Limited, in June 2019, we completed a major £4.5m transformation project that has converted the iconic Belfast city centre building into an “unrivalled” space that is more akin “to a boutique hotel than an office”. Located in Upper Queen Street, a short distance from the City Hall, we were responsible for both the exterior and interior works, extending to 32,000 sq ft over eight floors. Now operating as Urban HQ, it accommodates more than 500 desks and includes light-filled meeting rooms, focus rooms, phone booths and a rooftop terrace that offers spectacular views of the city.

The brief

We were awarded a prestigious £4.5m interior fit-out contract by Magell Limited to deliver a “superior working environment” in the heart of Belfast. Our detailed programme ensured the successful completion of the innovative workspace that was finished to a specification not seen before in Belfast.



“The workspace is finished to a specification not seen before in Belfast, and following a competitive tender process GRAHAM was identified as the partner that would help us realise this vision.”

Ryan Walker
Director at Magell Limited

“Urban HQ (at Eagle Star House) presents a unique opportunity for flexible working in Belfast, providing members with a sleek modern workspace and unrivalled connectivity. We believe our best-in-class offering will elevate Belfast’s flexible workspace offering to that found in New York or London. Our space is more similar to a boutique hotel than an office building.”

Jamie McCoubrey
Urban HQ Managing Director

The challenges

The latter half of our fit-out programme was impacted by the onset of the COVID-19 pandemic. The health and safety of our colleagues was paramount, therefore, social distancing protocols were strictly adhered to at all times and mitigation measures were introduced.

The solution

Redefining the traditional office environment, Eagle Star House has elevated Belfast’s flexible workspace to that “found in New York or London”. Iconic on the outside, minimalist and monochromatic inside, the quality of our carefully considered programme was key to realising Magell Limited’s clear vision to create “a new excellence” in flexible working. Elements of our work included a CAT A office fit-out, the modification of a new reception area, with feature finishes and bespoke joinery, and the creation of a new atrium and new ceilings throughout the office floor plates. We also undertook a major M&E refurbishment scheme that incorporated VRF and AHU installation, and formed new risers to suit the revised layout. At the cutting-edge of sustainable design, the Grade A office building is fitted with recycling points in every office, and it is equipped with LED lighting, 20 secure bike racks and four showers for “low carbon commuters”. We worked collaboratively with other stakeholders, such as Johnston Houston, Like Architects, Simpson & Crawford and Arup, to ensure the timely completion of the project. A wellness studio, event space, a rooftop terrace, a coffee lounge, eight meeting rooms and eight focus rooms are just some of the distinctive areas that make Eagle Star House a “leader in the market”.

Outputs & Benefits

- Programme:** Timely completion despite the challenges of working in pandemic conditions
- First for Belfast:** It is the “first truly design-led flexible workspace” in Northern Ireland to achieve the coveted Platinum Wired Certification from WiredScore
- Flexibility:** The 32,000 sq ft building comprises eight separate kitchens and 35 self-contained wash-room facilities, enabling members to space out across eight floors
- Restricted site:** Eagle Star House is located in a confined city centre area that required robust project and logistics management planning
- Room with a view:** The rooftop terrace offers spectacular views of the city

Photography by [Mariell Lind Hansen www.mlindhansen.com]



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