

Headspace Group/BE Offices Adelaide Exchange

BEspoke workspace for Belfast

£900k

/ Project value

November 2018

/ The project commenced

February 2019

/ Completion

In partnership with co-working specialists, Headspace Group/BE Offices, we have created a “vibrant, inspiring and collaborative space” for Belfast’s most dynamic businesses at Adelaide Exchange. Previously outdated council offices, our 16-week Category A and Category B interior fit-out scheme has reimaged 20,000 sq ft over two floors, strengthening Adelaide Exchange’s reputation as the only Grade A office building in Belfast’s traditional city centre. Its modernisation was part of an overall multi-million pound investment by Headspace Group/BE Offices’ sister company BEspoke, a managed workspace division offering large corporate occupiers flexible space and an “all-encompassing one-stop service”.

The brief

As part of Headspace Group/BE Offices’ expansion (fifth location), and signalling its first foray across the Irish Sea, Adelaide Exchange was acquired and developed to provide flexible workspace. We were tasked with creating a stand-out co-working centre on the ground floor for Headspace Group/BE Offices’ clients, and customised offices, meeting rooms and breakout areas across the entire first floor for a global advisory firm.



“We’re hugely excited about this move and we’re looking forward to creating a vibrant, inspiring and collaborative space for the city’s most dynamic businesses,”

Fabrizio Nicola-Giordano
Managing Director of Headspace Group

“The profile and quality of the building reflects what we see the flexible occupier expects in the current market. This is an exciting launch for us in Belfast, and we look forward to providing a blend of customised workspace for corporate clients and co-working to the city,”

Jonathan Weinbrenn
BESpoke Managing Director

The challenges

Having been constructed in 2007, we inherited old M&E installations that were no longer fit for purpose. Exploratory work also identified faulty plant and equipment, which required replacement. Sourcing the necessary items disrupted the works programme, however, the expertise and seamless project management of our team ensured that the setback did not negatively impinge on the overall progress. As promised, handover was completed on plan.

The solution

Beginning in November 2018 and concluding in February 2019, we stripped out and refurbished the old Belfast City Council offices on the ground and first floors of Adelaide Exchange. In doing so, we have provided a unique blend of customised workspace for corporate clients and co-working in the city. Our works programme consisted of a full Category A and Category B interior fit-out, and incorporated a range of different tasks such as new M&E installations, specialist joinery manufacture, new roof plant provisions and decoration and finishes. Demonstrating our creativity, we reused old, unsightly oak cladding to form some new contemporary feature walls. Adorned with inspirational decor and delivering instant fibre-optic connectivity, the premises are equipped to the very highest specification and offer Belfast’s corporate, tech, media and creative communities a bespoke solution to solve their short-term needs for additional office space.

Outputs & Benefits

- / **Programme delivery:** Completed on time and on budget, despite challenges arising from the inheritance of old M&E installations
- / **Expansion:** This project has helped to facilitate Headspace Group/ BE Offices’ expansion into Northern Ireland
- / **Grade A:** Adelaide Exchange is the only Grade A office building in Belfast’s traditional city centre
- / **Creativity:** We reused old, unsightly oak cladding to form contemporary feature walls



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