

Lisney

.....
TO LET:
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**Warehouse accommodation with
ancillary offices c. 16,050 sq ft**

**UNIT 6 OAKBANK, CHANNEL COMMERCIAL PARK,
QUEENS ROAD, TITANIC QUARTER, BELFAST, BT3 9DT**

CONTACT

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BRIEF

- Warehouse accommodation with ancillary offices c. 16,050 sq ft
- Excellent location in Titanic Quarter
- In close proximity to motorway networks, major airports and Belfast ports



LOCATION

The subject property is located on Hamilton Road, just off Queen's Road in Belfast's Titanic Quarter.

Its strategic location is 5 minutes drive from Belfast City Centre and provides for excellent accessibility to the motorway network, major airports and Belfast's ports.

DESCRIPTION

The unit comprises a portal frame warehouse:

- 6.2m eaves height
- 4 electric roller shutter doors
- Concrete floor, block walls to c. 8 feet with cladding to the upper walls and roof

- 3 phase electricity with box lighting
- Two storey offices
- Canteen
- Kitchen and WC facilities
- Alarm and gas fired blow heaters
- Concrete surfaced shared circulation area with car parking

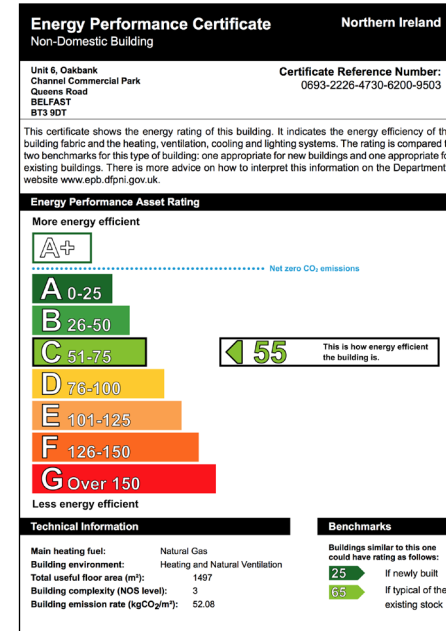
The offices are located on ground & first floor with wooden flooring, plaster painted walls, strip lighting and part perimeter trunking.



ACCOMMODATION

Area	Sq. Ft.
Warehouse	14,464
Ground floor offices	916
1st floor offices	670
Total	16,050

EPC - C55



RENT

Price on application.

TERMS

A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available. This is currently estimated at £0.25 psf exclusive.

RATES

We have been verbally advised by LPS of the following:

*NAV:
£45,400*

*Rate in the £ for 2016/17:
0.582601*

*Rates Payable:
£26,450 approximately*

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

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