

Lisney

CBRE

TO LET

**'KINGS WORKS', CHANNEL COMMERCIAL PARK,
QUEENS ROAD, TITANIC QUARTER, BELFAST**

Unique Self Contained Industrial/Warehouse, Offices & Amenity Block
comprising c. 102,000 sq ft plus self-contained yard and car parking of c. 2 acres



**TITANIC
QUARTER**

LOCATION

Belfast is the capital of Northern Ireland and is ranked the 14th largest city in the United Kingdom and the 10th largest conurbation.

The City is located approximately 100 miles North of Dublin and 70 miles South-East of Londonderry.

Situated within Channel Commercial Park, Titanic Quarter, Kings Works is located just off Queen's Road, a 5 minute drive from Belfast City centre providing excellent accessibility to the motorway network, George Best Belfast City Airport and The Port of Belfast.

Over recent years, the Titanic Quarter has established itself as one of the world's largest urban-waterfront regeneration projects, combining an eclectic mix of residential, commercial, tourism, education and retail space.

It is an exciting time for the area with work recently getting underway on the new hotel in the former Titanic Drawing Offices, and planning permission recently granted for new film studios opposite the existing Titanic Studios.

Occupiers in the immediate area include UBI, Salzer, Bombardier and Harland & Wolff amongst others.



DESCRIPTION

The premises comprise approximately 102,000 sq ft scalable up to approximately 140,000 sq ft in total within a self-contained secure site benefiting from a generous concrete yard providing ample parking and turning space, accessed by double front gates.

The industrial warehouse units comprise a number of interconnecting buildings of a steel portal frame construction with a pitched clad roof and part blockwork walls with cladding to the remainder.

They also benefit from a concrete floor, lighting, blow heating, electric roller shutter doors and internal eaves heights of c. 11.5 m.

There is a high electricity power supply available and numerous cranes.

There is a stand-alone two storey modular office building comprising reception, open plan office accommodation, various management offices/meeting rooms, comms room, kitchen and toilet facilities.

Internally the offices provide carpet flooring, plastered and painted walls, suspended ceilings with recessed lighting,

perimeter trunking, air cooling cassette units, oil heating and an alarm system.

In addition there is a further stand-alone amenity block that provides a staff 'break out' area, first aid room, shower and toilet facilities.

The site also comprises a small steel portal frame store with the front elevation 'open' to the yard.

The external area is surfaced in concrete and the site benefits from security lighting and a CCTV barrier access control system via the front double gates.

The yard/car parking is bound by wire mesh fencing with concrete posts.

Power

There is currently Power availability of 650 KvA

Cranes

There are various cranes ranging from 1 tonne wall/column mounted swivel arm cranes, up to 30 tonne overhead bridge cranes that run the length of the warehouse.

The entire property is bound by wire mesh fencing.

SUMMARY

Located within the well-established Channel Commercial Park, Titanic Quarter, Belfast

Close proximity to Belfast Harbour and Belfast City Centre

Direct access to main trunk roads and motorway network

Excellent potential Headquarters facility totalling 102,000 sq ft

Industrial/Warehouse buildings of 90,000 sq ft scalable up to 126,500 sq ft

Two storey modular office building of c. 9,736 sq ft

Standalone amenity block of c. 2,745 sq ft

Car parking/Secure yard of c. 2 Acres

11.5 m eaves height

Power availability of 650 KvA

This is an excellent opportunity to secure a unique industrial property within Greater Belfast that simply does not exist in the market.

IMAGE GALLERY



SITE PLAN

Building	Area	Size (Sq Ft)
Warehouse	Area 1	64,459
Warehouse	Area 2	10,602
Warehouse	Area 3	14,444
Office	Ground	6,381
Office	First	3,355

Building	Area	Size (Sq Ft)
Amenity Block	Ground	2,745
Open Sided Store		867
Additional Warehouse Units	Bay 3	7,363
	Bay 4	15,135
	Bay 5	14,499

Site Area - 6.07 Acres | Total Sq Ft - 139,850

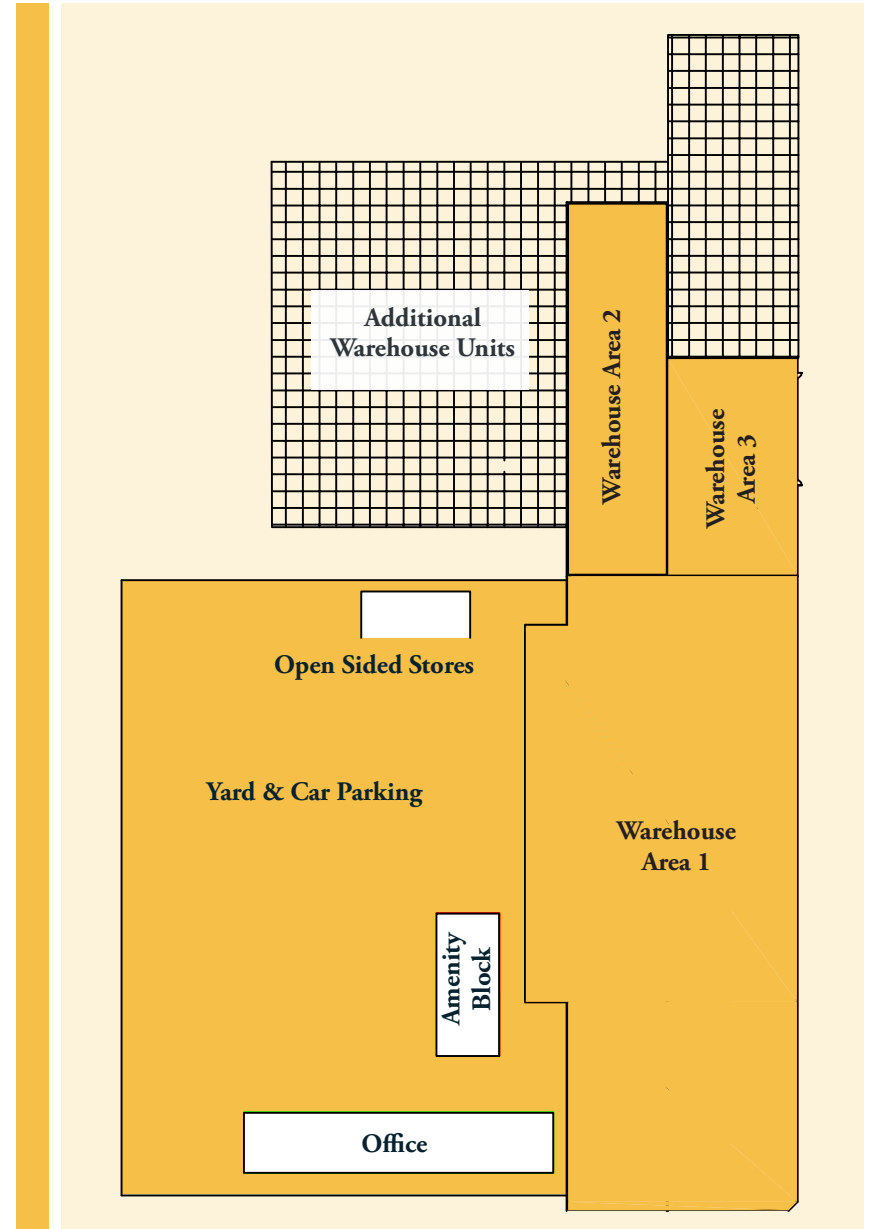


IMAGE GALLERY



IMAGE GALLERY



LEASE TERMS

Term

By way of negotiation

The space will be offered on full repairing and insuring terms.

Service Charge

A service charge will be levied to cover maintenance, estate management and upkeep of common parts.

The current service charge budget is understood to be £14,875 p.a. plus VAT

Insurance

c. £3,000 per annum.

Rental Price

Rental Price on Application

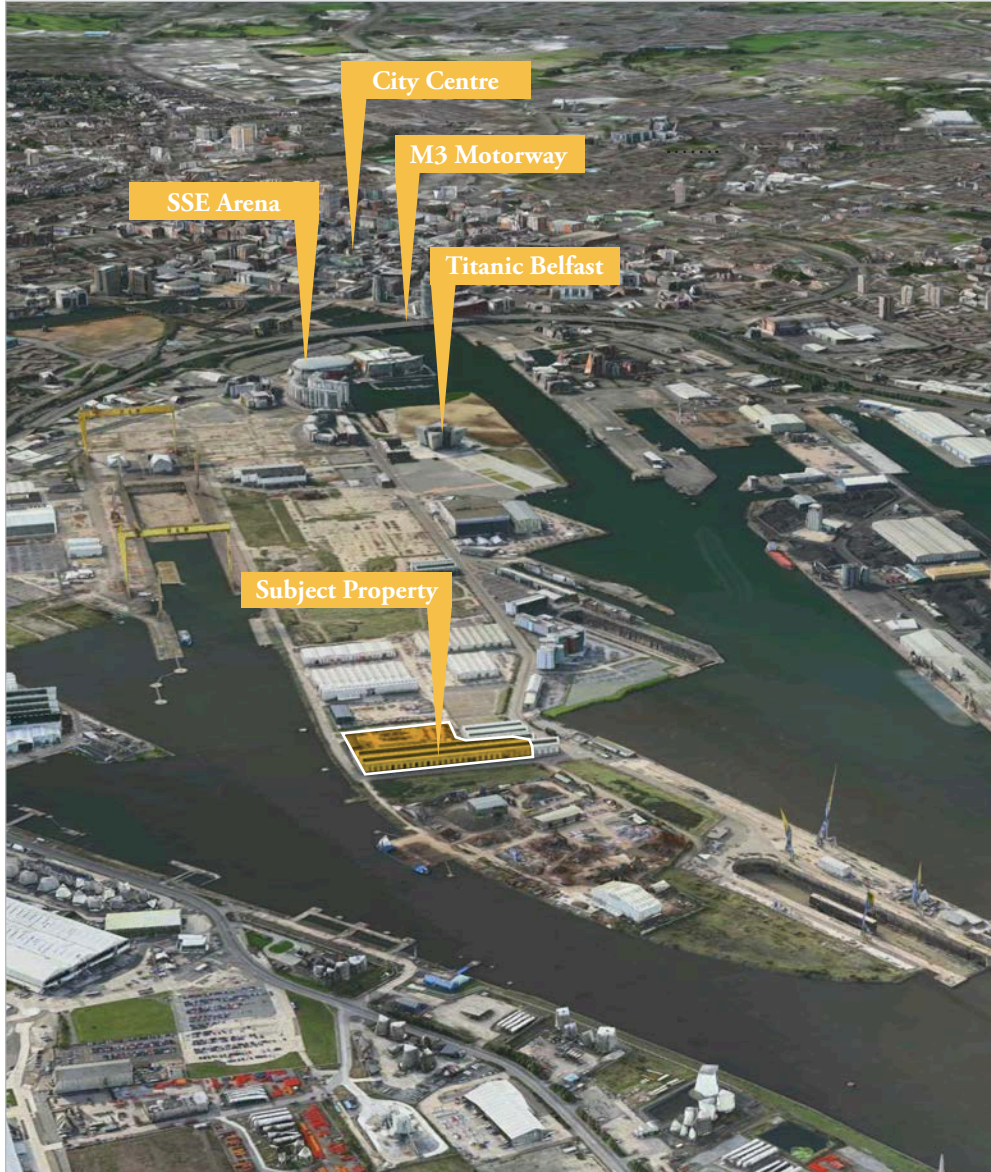
Rates

We have been verbally advised by the Rates authority of the following:

NAV	£208,500
Rates Payable 2017/18	£123,574

We understand that the property currently benefits from industrial derating which results in rates payable of £37,072 for qualifying tenants.

LOCATION MAP



EPC - WAREHOUSE

Energy Performance Certificate Northern Ireland
Non-Domestic Building

MAIN WAREHOUSE Certificate Reference Number: 0391-9179-7530-6900-9633
Howden Power
Channel Commercial Park, Queens Road
BELFAST
BT3 9DT

This certificate shows the energy rating of this building. It indicates the energy efficiency of its building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



EPC - OFFICE

Energy Performance Certificate Northern Ireland
Non-Domestic Building

OFFICE BLOCK Certificate Reference Number: 9991-3057-0967-0101-6391
Howden Power
Channel Commercial Park, Queens Road
BELFAST
BT3 9DT

This certificate shows the energy rating of this building. It indicates the energy efficiency of its building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



EPC - AMENITY BLOCK

Energy Performance Certificate Northern Ireland
Non-Domestic Building

AMENITIES BLOCK Certificate Reference Number: 0692-0136-9979-1597-3002
Howden Power
Channel Commercial Park, Queens Road
BELFAST
BT3 9DT

This certificate shows the energy rating of this building. It indicates the energy efficiency of its building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



VAT

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

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