

**Lisney**

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**TO LET:**  
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**Warehouse accommodation with  
ancillary offices c. 4,930 sq ft**

**UNIT 3 OAKBANK, CHANNEL COMMERCIAL PARK,  
QUEENS ROAD, TITANIC QUARTER, BELFAST, BT3 9DT**

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## **CONTACT**

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## **BRIEF**

- Warehouse accommodation with ancillary offices c. 4,930 sq.ft.
- Excellent location in Titanic Quarter
- In close proximity to motorway networks, major airports and Belfast ports.



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**WWW.LISNEY.COM**



## 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:

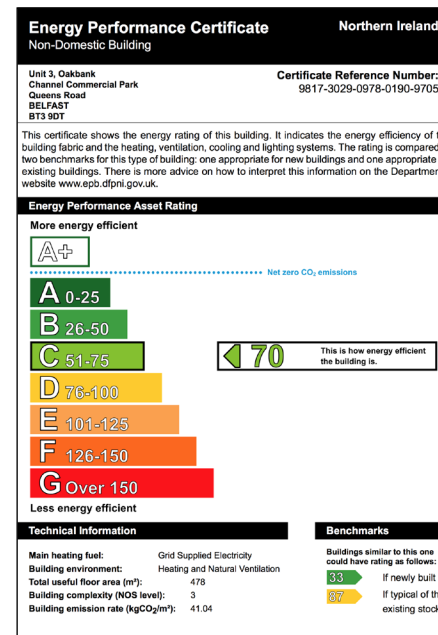
- 6.2m eaves height
- Electric roller shutter door
- Concrete floor, block walls to c. 8 feet with cladding to the upper walls and roof
- 3 phase electricity with box lighting
- Ground floor office
- Kitchen
- WC facilities
- Concrete surfaced shared circulation area with car parking



## ACCOMMODATION

**4,930 Sq. Ft. (Approximately)**

## 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:**  
£12,300

**Rate in the £ for 2016/17:**  
0.582601

**Rates Payable:**  
£7,166 approximately

## VAT

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

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