



TO LET

**Unit 3 Oakbank, Channel Commercial Park, Queens Road, Titanic Quarter, Belfast, BT3 9DT**

Warehouse accommodation with ancillary offices c. 4,930 sq ft

**Lisney**



## Features

- 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.

## 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
- Reception, office, kitchen and W.C. facilities

## Accommodation

4,930 Sq. Ft. (Approximately)



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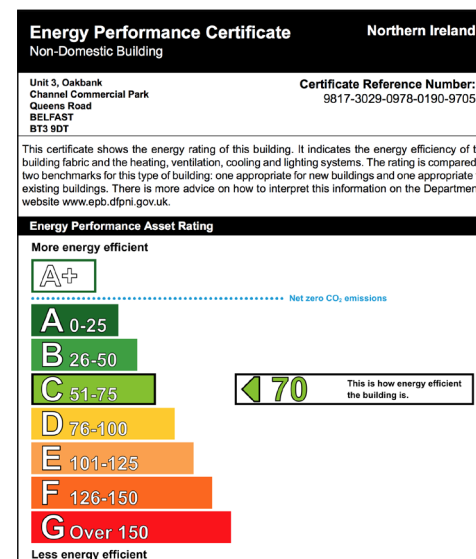
*\*For indicative purposes only; racking has now been removed from the unit.\**



## EPC Rating

The property has an energy efficiency rating of C70.

A full certificate can be made available upon request.



## Rent

Price on application.

## Terms

A new lease on Full Repairing and Insuring terms to incorporate Servie 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 18/19: 0.602803

Rates Payable: £7,415 Approx.

## VAT

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

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Lisney

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