

Lisney**TO LET:****Warehouse accommodation
with ancillary offices c. 3,752 sq ft****UNIT 4A ELMBANK, CHANNEL COMMERCIAL PARK,
QUEENS ROAD, TITANIC QUARTER, BELFAST****CONTACT**

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BRIEF

- Warehouse accommodation with ancillary offices c. 3,752 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:

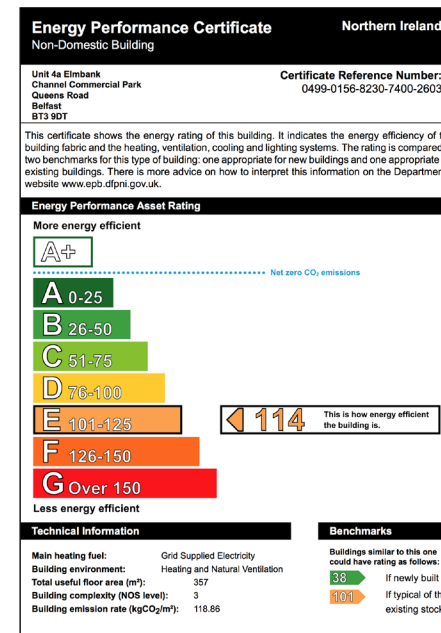
- 7.46m eaves height
- Electric roller shutter door
- Concrete floor, block walls and cladding to the roof
- 3 phase electricity with box lighting
- Ground floor office
- Kitchen
- WC facilities
- Concrete surfaced shared circulation area with car parking



ACCOMMODATION

3,752 sq ft (Approximately)

EPC - E114



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:
£11,200

Rate in the £ for 2016/17:
0.582601

Rates Payable:
£6,525.13 approximately

VAT

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

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