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TO LET:
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**Excellent warehouse accommodation with
ancillary offices c. 16,198 sq ft**

**UNITS 6&7 PINEBANK, CHANNEL COMMERCIAL PARK,
QUEENS ROAD, TITANIC QUARTER, BELFAST**

CONTACT

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BRIEF

- Warehouse accommodation with ancillary offices c. 16,198 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 Queens 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:

- 6m eaves height approximately
- Electric roller shutter door
- Sealed Concrete floor, block walls to c. 8 feet with cladding to the upper walls and roof
- 3 phase electricity with box and strip lighting
- Two storey offices
- Canteen seating area
- Kitchen and WC facilities
- Alarm and gas fired blow heaters
- Concrete surfaced shared circulation area with car parking

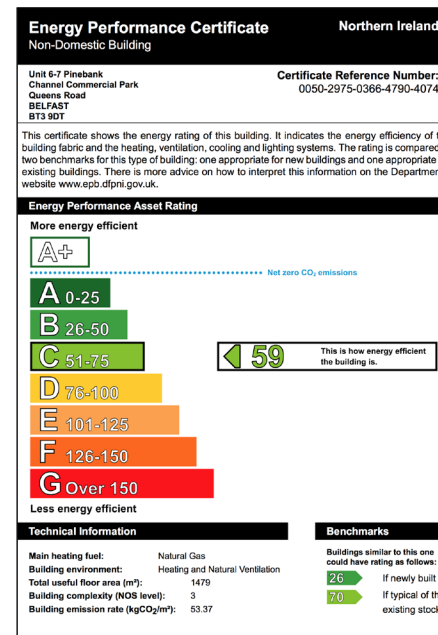
The offices are located on ground & first floor with carpet flooring, recessed lighting with suspended ceilings, perimeter trunking and electric wall heaters. There are also a number of air handling units.



ACCOMMODATION

16,198 sq ft (Approximately)

EPC - C59



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:
£44,800

Rate in the £ for 2016/17:
0.582601

Rates Payable:
£26,101.00 approximately

VAT

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

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