

# Lisney

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**TO LET:**  
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Excellent warehouse accommodation with ancillary offices and 2 overhead cranes of c. 23,122 sq ft

**UNITS 8, 9 & 10 PINEBANK, CHANNEL COMMERCIAL PARK,  
QUEENS ROAD, TITANIC QUARTER, BELFAST**

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## CONTACT

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## BRIEF

- Warehouse accommodation with ancillary offices c. 23,122 sq ft
- Two overhead cranes of 1.6 Tonne
- Excellent location in the 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 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
- 2 overhead cranes, each of 1.6 tonne
- Electric roller shutter doors
- 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

23,122 sq ft (Approximately)

EPC - C53

Energy Performance Certificate

Northern Ireland

Unit 8-10 Pinebank  
Channel Commercial Park  
Queens Road  
BELFAST  
BT3 9DT

Certificate Reference Number:  
0050-1967-0376-1790-2070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the 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's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2196  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 47.64

Benchmarks

Buildings similar to this one could have rating as follows:  
26 If newly built  
69 If typical of the existing stock

INTERIOR





## AERIAL



### 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:**  
£62,750

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

**Rates Payable:**  
£36,559 approximately.

### VAT

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

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