

Lisney**TO LET:**

Excellent warehouse accommodation with
ancillary offices of c 7,588 sq ft

**UNIT 1 ASHBANK, CHANNEL COMMERCIAL PARK,
QUEENS ROAD, TITANIC QUARTER, BELFAST, BT3 9DT**

CONTACT

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BRIEF

- Warehouse accommodation with ancillary offices c. 7,588 sq ft
- 7.6m eaves height approximately
- Reception with double height glazed entrance
- Excellent location in the Titanic Quarter
- In close proximity to motorway networks, major airports and Belfast ports



LOCATION

The subject property is located in Channel Commercial Park, 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:

- 7.6m eaves height approximately
- Electric roller shutter door
- Concrete floor, block walls to c. 8 feet with cladding and translucent panels to the upper walls and roof
- 3 phase electricity with box lighting
- Reception with double height glazed entrance
- 2 Offices
- Kitchen and WC facilities
- Concrete surfaced shared circulation area with car parking

The office block is located to the front of the property and comprises wooden flooring, box/strip lighting and gas fired radiators.

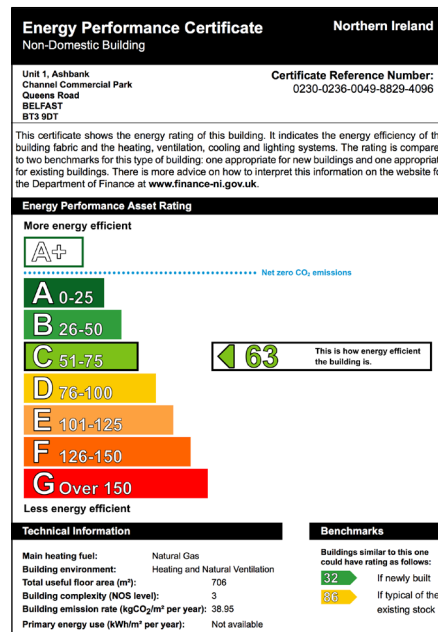
INTERIOR



ACCOMMODATION

7,588 sq ft (Approximately)

EPC - C63



AERIAL



RENT

Rent 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:
£21,800

Rate in the £ for 2016/17:
0.582601

Rates Payable:
£12,701 approximately.

VAT

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

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