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TO LET:
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**Excellent warehouse accommodation with
ancillary offices c. 14,348 sq ft**

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

CONTACT

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BRIEF

- Warehouse accommodation with ancillary offices c. 14,348 sq ft
- Prominent location fronting the Queens Road in the 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 and ancillary office accommodation:

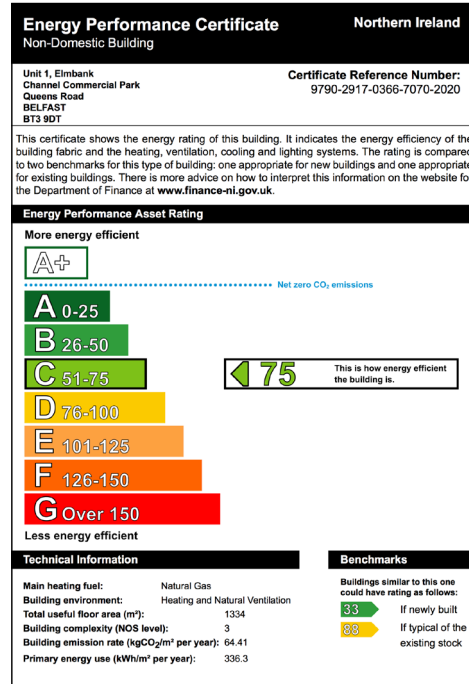
- 7m eaves height approximately
- Electric roller shutter doors
- Concrete floor, block walls to c. 8 feet with cladding to the upper walls and roof
- 3 phase electricity with box lighting
- Two story offices
- Kitchen and WC facilities
- Concrete surfaced shared circulation area with car parking

The offices are located on the ground & first floors.

ACCOMMODATION

14,348 sq ft (Approximately)

EPC - C75



AERIAL



For Indicative Purposes Only

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:
£44,700

Rate in the £ for 2017/18:
0.592681

Rates Payable:
£26,493 approximately.

VAT

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

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