

Lisney

TO LET:

Excellent warehouse accommodation with ancillary offices
c. 9,111 sq ft and adjoining self-contained yard of 0.29 acres

**UNIT 11 PINEBANK, CHANNEL COMMERCIAL PARK,
QUEENS ROAD, TITANIC QUARTER, BELFAST BT3 9DT**

CONTACT

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BRIEF

- Warehouse accommodation with ancillary offices c. 9,111 sq ft
- Adjoining self-contained yard of 0.29 Acres
- Excellent location 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:

- 6m 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 and strip lighting
- Two story offices
- Kitchen and WC facilities
- Self-contained yard with palisade fencing
- Concrete surfaced shared circulation area with car parking

The offices are located on the ground & first floors.

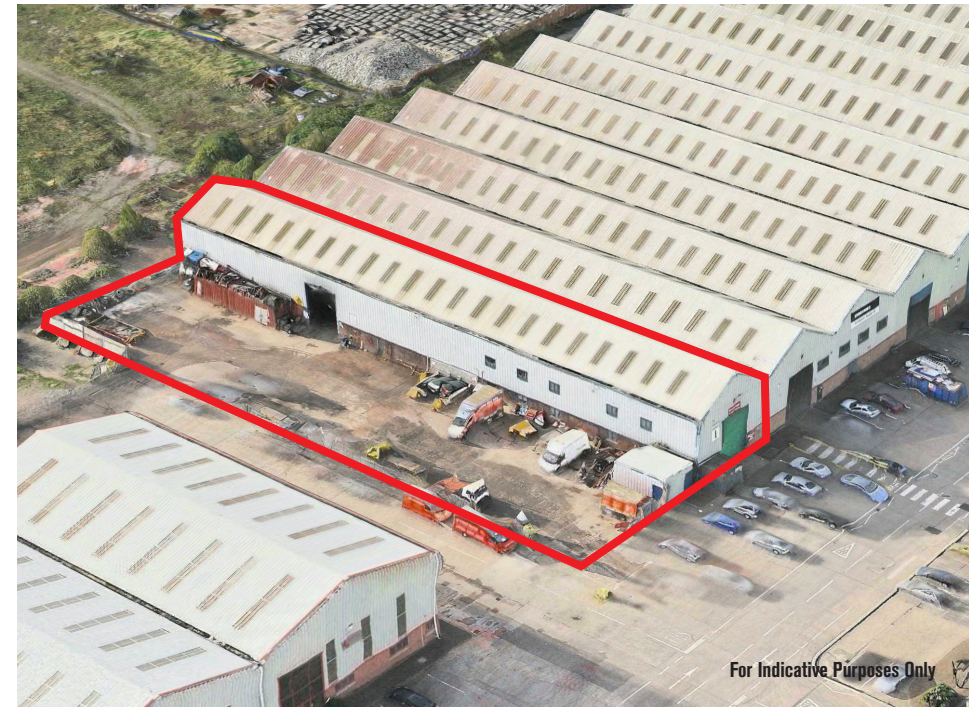
ACCOMMODATION

9,111 sq ft (Approximately)

EPC - E105

<h1>Energy Performance Certificate</h1> <p>Non-Domestic Building</p>		<h1>Northern Ireland</h1>	
Unit 11 Channel Commercial Park Queens Road BELFAST BT3 9DT		Certificate Reference Number: 0960-3904-0304-8350-6074	
<p>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 website for the Department of Finance at www.finance-ni.gov.uk.</p>			
<h2>Energy Performance Asset Rating</h2>			
<p>More energy efficient</p> <div> <div>A</div> <div>0-25</div> </div> <div> <div>B</div> <div>26-50</div> </div> <div> <div>C</div> <div>51-75</div> </div> <div> <div>D</div> <div>76-100</div> </div> <div> <div>E</div> <div>101-125</div> </div> <div> <div>F</div> <div>126-150</div> </div> <div> <div>G</div> <div>Over 150</div> </div>			
		<p>..... Net zero CO₂ emissions</p>	
		<div> <div>105</div> <div>This is how energy efficient the building is.</div> </div>	
<p>Less energy efficient</p>			
<h3>Technical Information</h3>		<h3>Benchmarks</h3>	
Main heating fuel: Oil		Buildings similar to this one could have rating as follows:	
Heating environment: Heating and Natural Ventilation			
Total useful floor area (m²): 802		<div>35</div> If newly built	
Building complexity (NOS level): 3		<div>94</div> If typical of the existing stock	
Building emission rate (kgCO₂/m² per year): 77.26			
Primary energy use (kWh/m² per year): Not available			

AERIAL



IMAGES



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:
£34,600

Rate in the £ for 2017/18:
0.592681

Rates Payable:
£20,507 approximately.

VAT

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

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