



To Let

Rent

£100,000 pax

The Space

Excellent warehouse accommodation with ancillary offices and 2 overhead cranes comprising c. 23,122 sq ft

Units 8, 9 & 10 Pinebank,
Channel Commercial Park,
Queens Road,
Titanic Quarter,
Belfast.

Modern Distribution Warehouse & Ancillary Offices

Highlights

- Modern distribution warehouse with two grade level roller shutter access doors with ancillary offices c. 23,122 sq ft
- Two overhead cranes of 1.6 Tonne
- Highly accessible location in close proximity to the motorway network, major airports and the Port of Belfast

Location

The subject property is located on Hamilton Road, just off Queens Road in Belfast's Titanic Quarter.

5 minutes drive from Belfast City Centre and provides for immediate accessibility to the motorway network, major airports and the Port of Belfast.



Description

The unit comprises a modern portal frame warehouse:

- 6.0 metre eaves height
- 2 no. overhead cranes, each with a 1.6 tonne capacity
- 2 no. electric roller shutter doors
- Sealed Concrete floor
- Block work walls to c. 8 feet
- 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

Lease Terms

Term

Lease expiry 30/5/2023

Rent

£100,000 per annum exclusive

Service Charge

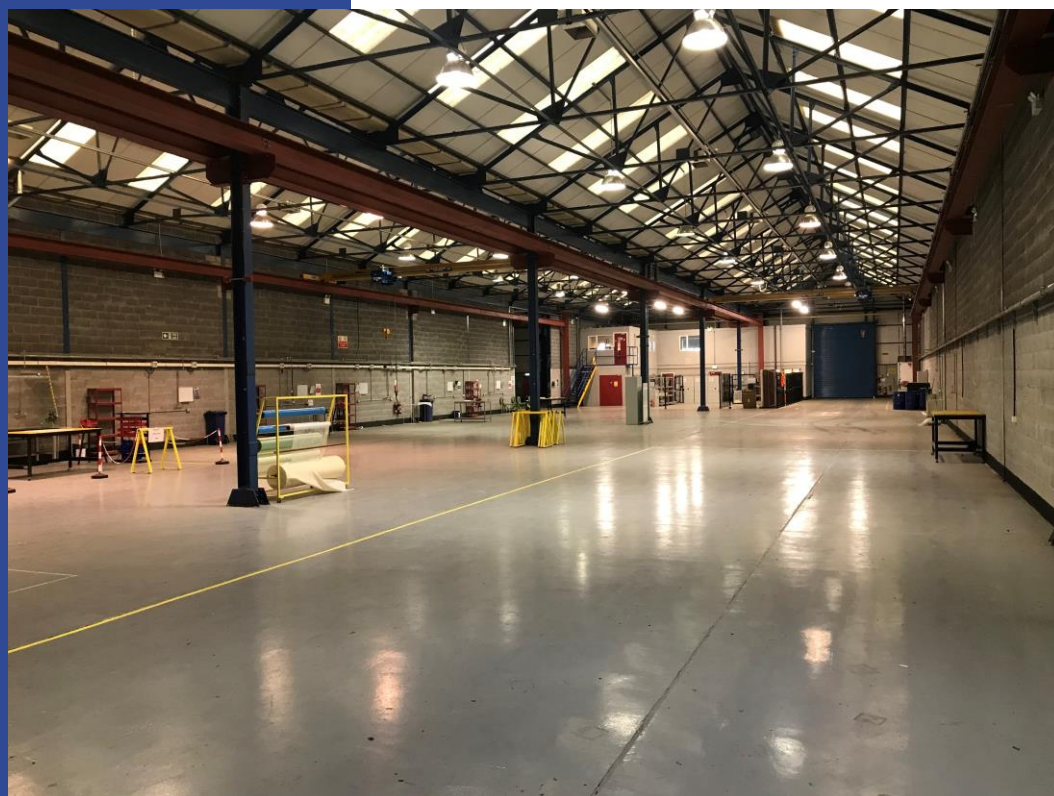
£5,866 exclusive 2021.

VAT

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

NAV

£62,500





EPC

Energy Performance Certificate Non-Domestic Building

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

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.

Technical Information

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

Benchmarks

Buildings similar to this one
could have rating as follows:

26	If newly built
69	If typical of the existing stock

Contact

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