



For Sale

Two Storey Office/Production Lab

Canberra House, 203 Airport Road West, Belfast, BT3 9ED

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**FRAZER
KIDD**

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Summary

- Canberra House is situated on Airport Road West within the popular Sydenham Business Park.
- Two-storey office building of c. 4,557 Sq Ft with c. 37 car park spaces.
- Comprises two large open plan production labs with associated offices, stores, and staff facilities.
- Internally fitted to include suspended ceilings with fluorescent lighting, air-conditioning and a 400 kg Olympic passenger lift.
- Many national and global occupiers such as Phoenix Gas, G4S, Concentrix & Calor Gas are situated in the locality

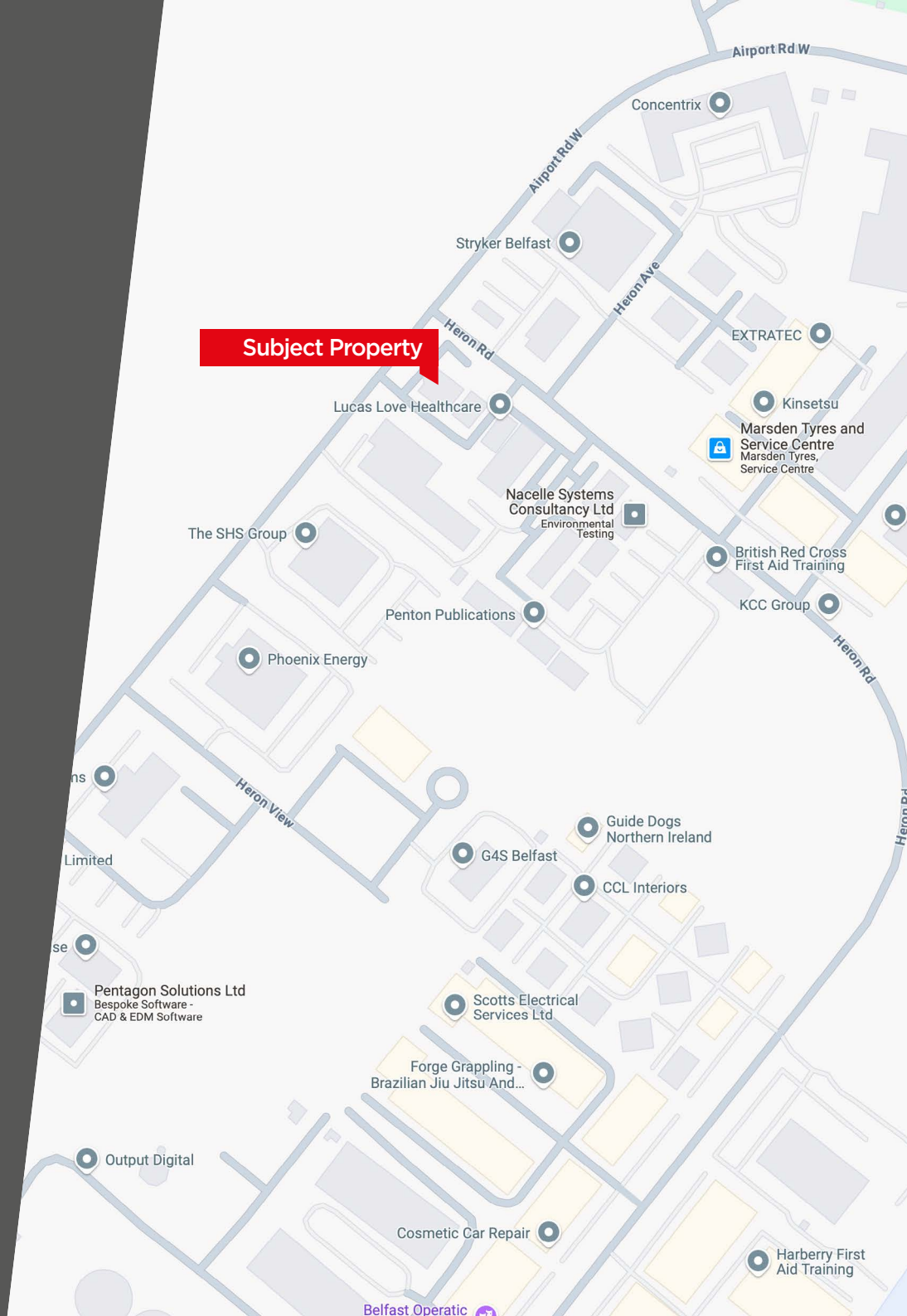
Location

Belfast is the capital of Northern Ireland and the second largest city on the island of Ireland. The city has a population of 739,000 within its primary catchment area and is approximately 103 miles north of Dublin and 75 miles southeast of Derry/ Londonderry.

Belfast has excellent communication links with the rest of the province via the M1 & M2 motorways and benefits from four railway stations. The Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK, and a large number of international destinations.

Canberra House occupies a prominent location on Airport Road West which sits within the popular Sydenham Business Park. The location can be accessed directly through the Harbour Estate or the Sydenham By-Pass via the slip road at Hollywood Exchange, approximately 3 miles northeast of Belfast city centre.

The Harbour Estate is strategically located and consists of many national and global occupiers such as Phoenix Gas, G4S, Concentrix & Calor Gas.



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Description

Canberra House comprises a two-storey office / production building of orthodox design and traditional construction with cavity brick and block walls with external red brick finish and a low-pitched roof.

The ground and first floors benefit from two large open plan production labs with associated offices, stores, and staff facilities.

The property is finished to a high standard to include aluminium framed double-glazed windows, suspended ceilings with fluorescent lighting, air-conditioning, 400 kg Olympic passenger lift and approx. 37 on-site car parking spaces.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Production Lab 1	120.29	1,295
	Packing room	36.38	392
	Materials Room	23.90	257
	Server Room	11.59	125
	Store	3.30	36
First Floor	Production Lab 2	142.72	1,536
	ICT room	34.64	373
	Managers Office	9.96	107
	Office 1	11.37	122
	Office 2	11.04	119
	Office 3	11.70	126
	Office 4	6.44	69
Total Approximate Net Internal Area:		423.33	4,557



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Title

The property is held by way of Long Leasehold with a current Ground Rent payable to the Belfast Harbour Commissioners of approximately £12,350 per annum + VAT.

Rates

NAV: £52,900

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £33,146.72 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Price

Inviting offers in the region of £225,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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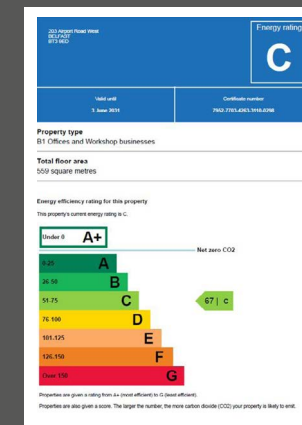
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EPC



Disclaimer

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