

**FOR SALE - TWO STOREY OFFICE / PRODUCTION LAB**

CANBERRA HOUSE, 203 AIRPORT ROAD WEST, BELFAST BT3 9ED





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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.

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## 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.

## Situation

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 Holywood Exchange, approximately 3 miles north east 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.

## 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.

## 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: £54,600.00

Rate in £ (2021-2022): 0.543147

Rates Payable: £29,655.83 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Price

Inviting offers in the region of £165,000.

## VAT

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

## Viewing

Strictly by appointment with the Sole Selling Agents:

**Frazer Kidd**

T: 028 9023 3111

E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)



Not to Scale - For Indicative Purposes Only.

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### Accommodation

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

#### 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

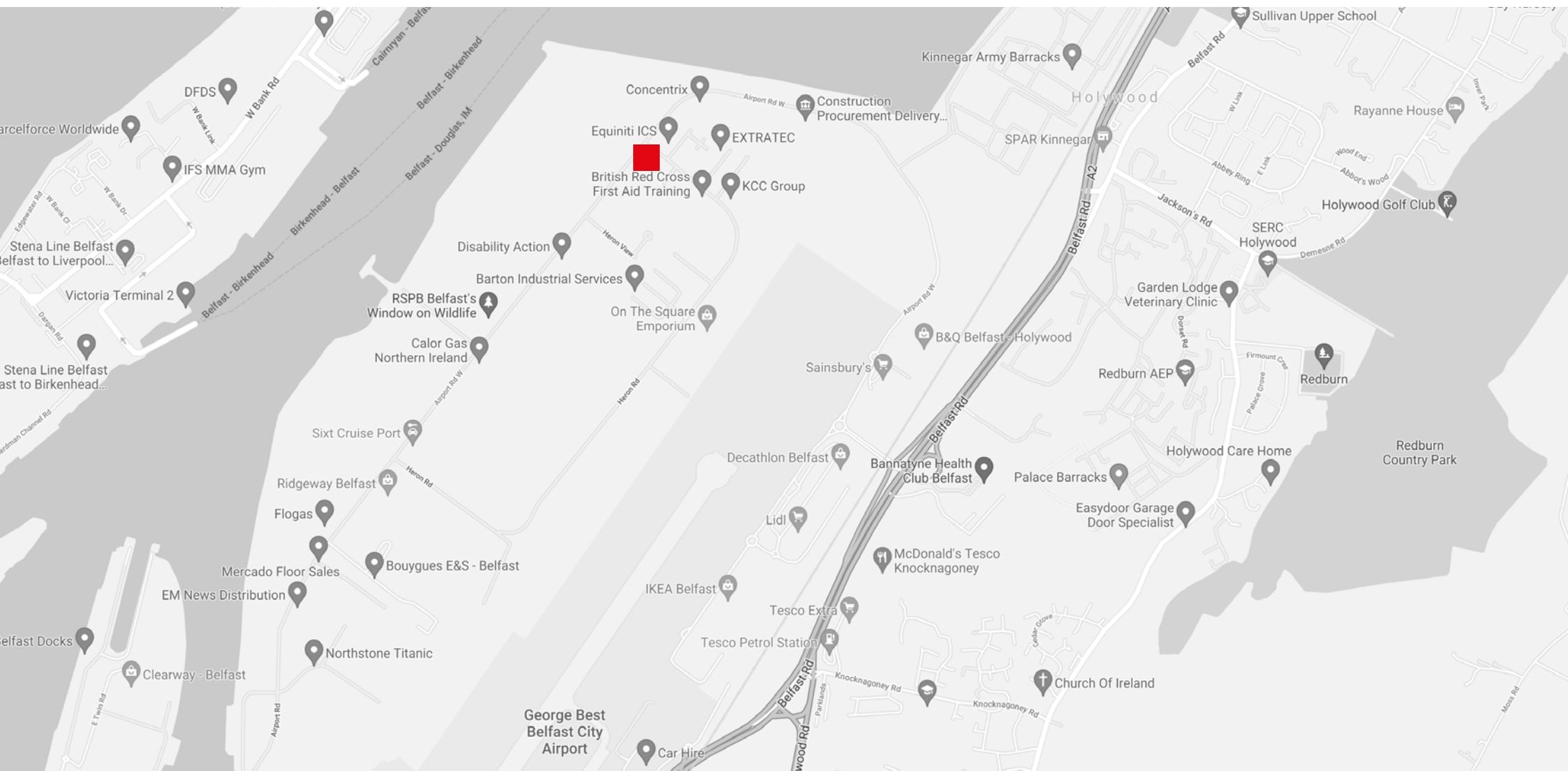
#### First Floor

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
<b>Total approximate area:</b>	<b>423.33</b>	<b>4,557</b>





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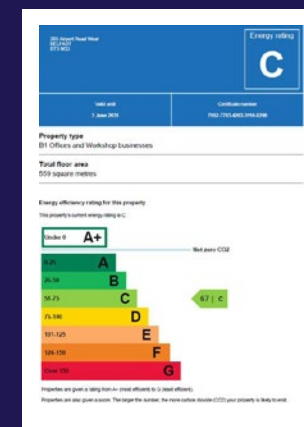
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EPC



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