

# Lisney

## TO LET:

Excellent warehouse accommodation with  
ancillary offices c. 16,198 sq ft

**UNITS 6&7 PINEBANK, CHANNEL COMMERCIAL PARK,  
QUEENS ROAD, TITANIC QUARTER, BELFAST**

## CONTACT

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## BRIEF

- Warehouse accommodation with ancillary offices c. 16,198 sq ft
- Excellent location in 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:

- 6m eaves height approximately
- Electric roller shutter door
- Sealed 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 storey offices
- Canteen seating area
- Kitchen and WC facilities
- Alarm and gas fired blow heaters
- Concrete surfaced shared circulation area with car parking

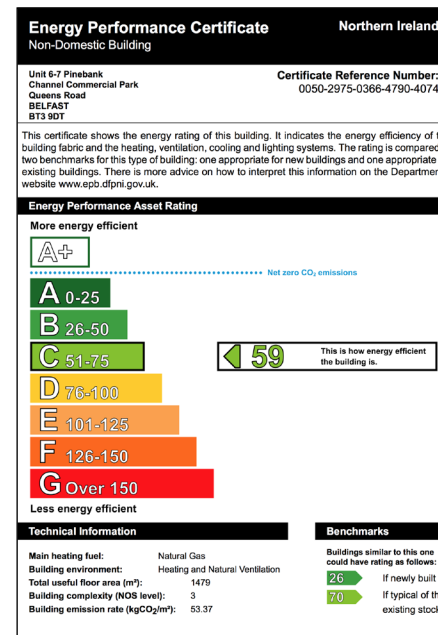
The offices are located on ground & first floor with carpet flooring, recessed lighting with suspended ceilings, perimeter trunking and electric wall heaters. There are also a number of air handling units.



## ACCOMMODATION

*16,198 sq ft (Approximately)*

## EPC - C59



## 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:**  
£48,400

**Rate in the £ for 2020/21:**  
0.538166

**Rates Payable:**  
£26,047.00 approximately

## VAT

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

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