



For Sale

Two Storey Office/Production Lab

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

■ ■ ■ ■ ■
**FRAZER
KIDD**

For Sale

Two Storey Office/Production Lab

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

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

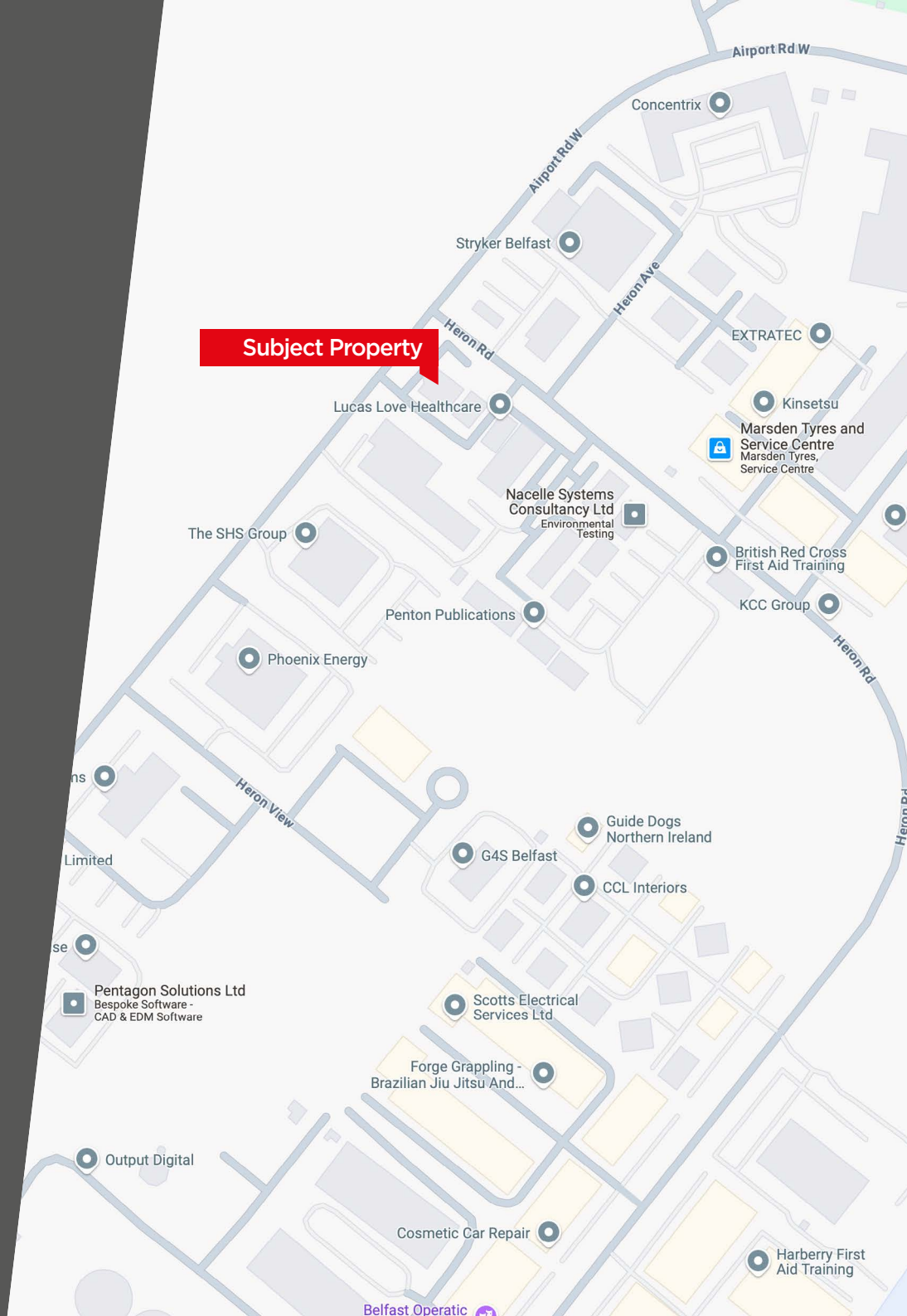
Location

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.



For Sale Two Storey Office/Production Lab

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

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



For Sale Two Storey Office/Production Lab

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

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:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

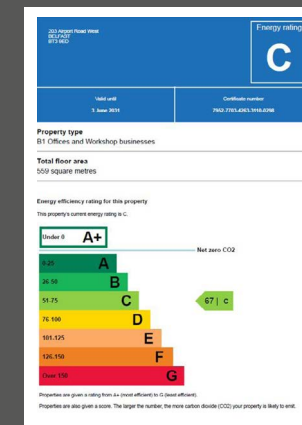
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.