

TO LET

EXCELLENT GROUND FLOOR OFFICE WITH ON-SITE CAR PARKING

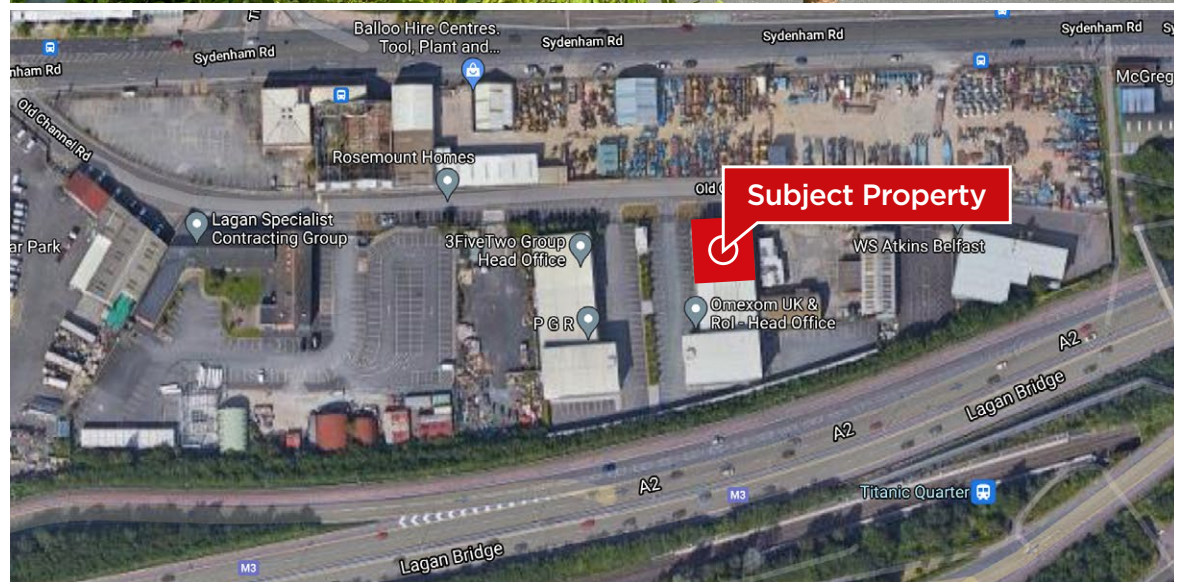
Unit 4 Channel Wharf, 21 Old Channel Road, Belfast BT3 9DE



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SUMMARY

- Excellent location close to the SSE Arena and Titanic Quarter.
- Situated a short walk from Titanic Quarter Rail Station.
- Newly refurbished Grade A office accommodation extending to c. 3,530 sq ft.
- 8 dedicated on-site car parking spaces, with additional parking situated at the SSE Arena.
- Neighbouring occupiers include NIE, Omexom, Fieldfisher, Kingsbridge Healthcare Group and CD Fairfield Capital.



For identification purposes only

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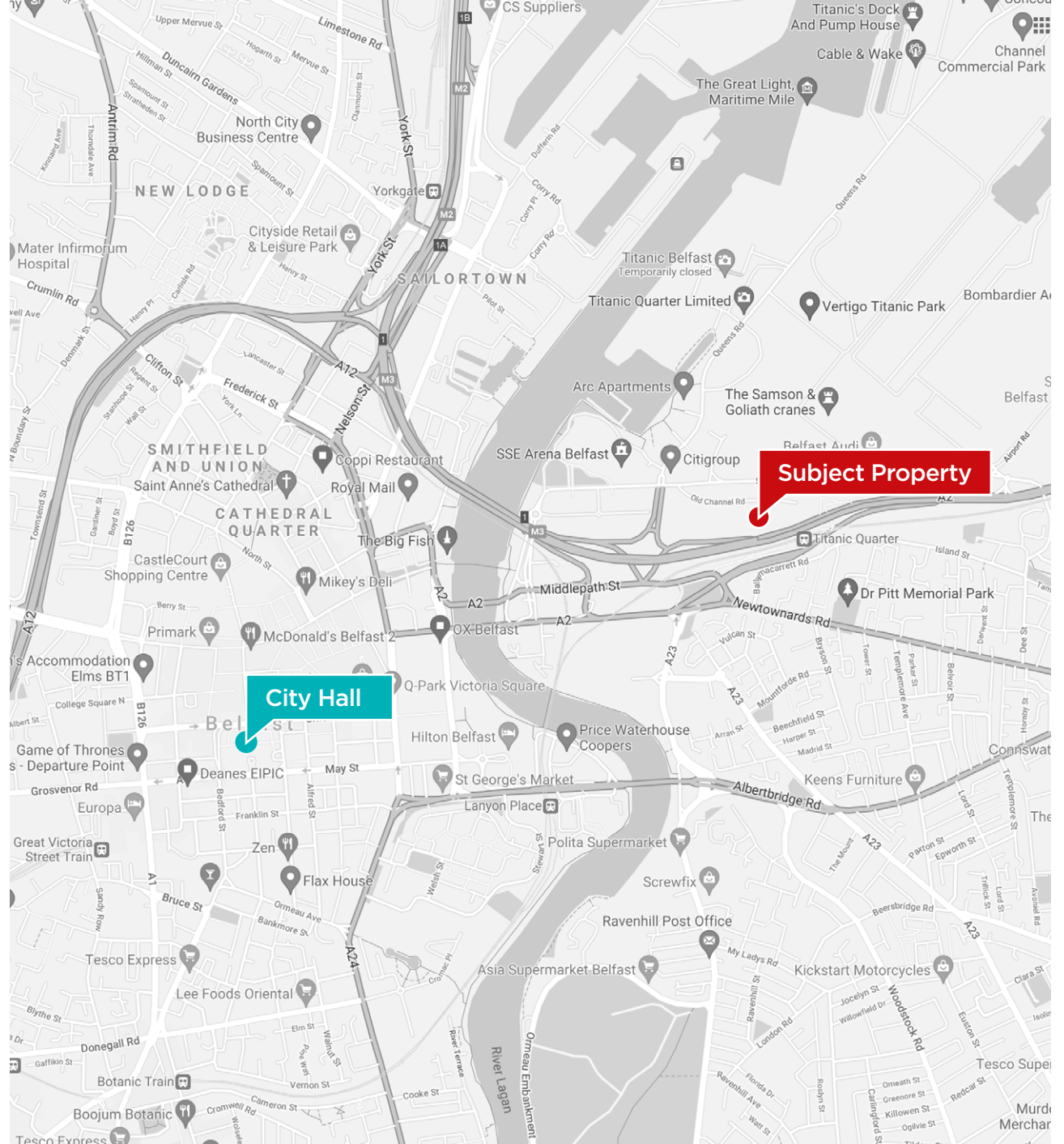
LOCATION

Situated 10 minutes walk from Belfast city centre, Channel Wharf, accessed just off Sydenham Road, is adjacent to the SSE Arena Complex and the Titanic Quarter- home to Catalyst Inc, Citi, Belfast Met & PRONI.

The property is situated a short walk from Titanic Quarter Rail Station and additional car-parking facilities, situated at the SSE Arena.

This location provides ease of access to Belfast City Airport and the wider motorway network via the M3.

Neighbouring occupiers include PGR Accountants, 3FiveTwo Group/Kingsbridge Healthcare Group, NIE, Omexom, CD Fairfield Capital and Lagan Construction.



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DESCRIPTION

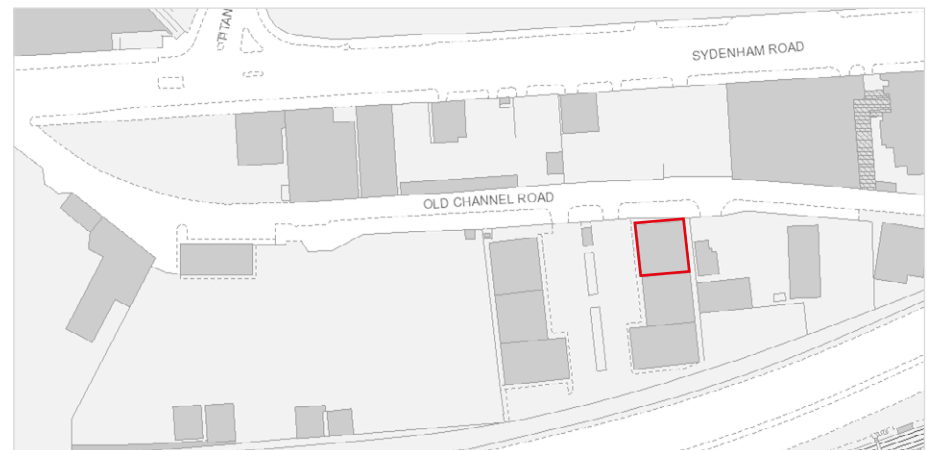
Channel Wharf is a modern business park comprising 6 high specification units constructed in 2006.

The accommodation is newly refurbished throughout to a high specification comprising open plan glass fronted office accommodation with a mixture of private offices, boardrooms, meeting rooms and a brand new fully fitted kitchen.

The accommodation also boasts an attractive entrance lobby with passenger lift, disabled car parking, toilet facilities. The property benefits from excellent views of Belfast's skyline, including the Harland and Wolff Cranes, SSE Arena and the Obel Tower.

Key features include: -

- Excellent natural lighting
- Passenger lift
- Raised access floors
- New carpeted floors
- Double glazed windows
- Suspended ceilings / new LED lighting
- Air conditioning and gas central heating
- New fully fitted kitchen
- Air-conditioned comms room with uninterrupted power supply
- 3 large server cabinets and a fireproof safe.



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ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor:	3,530	328

*8 designated on-site car parking spaces.

RATES

We have obtained the following rating information in respect of the subject premises from the Land & Property Services website.

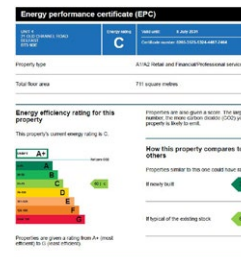
Address	Description	NAV £ (22/23)	Rate in	Rates Payable
Unit 4, 21 Old Channel Road, Belfast	Office) (Ground)	£30,900	0.551045	£17,027.29

LEASE DETAILS

Term	By negotiation.
Rent	£49,500 per annum exclusive of VAT.
Repairs	Tenant to be responsible for interior and exterior repairs.
Service Charge	Tenant to be responsible for payment of a service charge in connection with the upkeep, maintenance & management of the common parts of the building and estate. We estimate the service charge to be approximately £700 + VAT per quarter.
Insurance	Tenant to reimburse the landlord in respect of the building insurance premium, which we estimate to be in the region of 1,000 + VAT per annum.

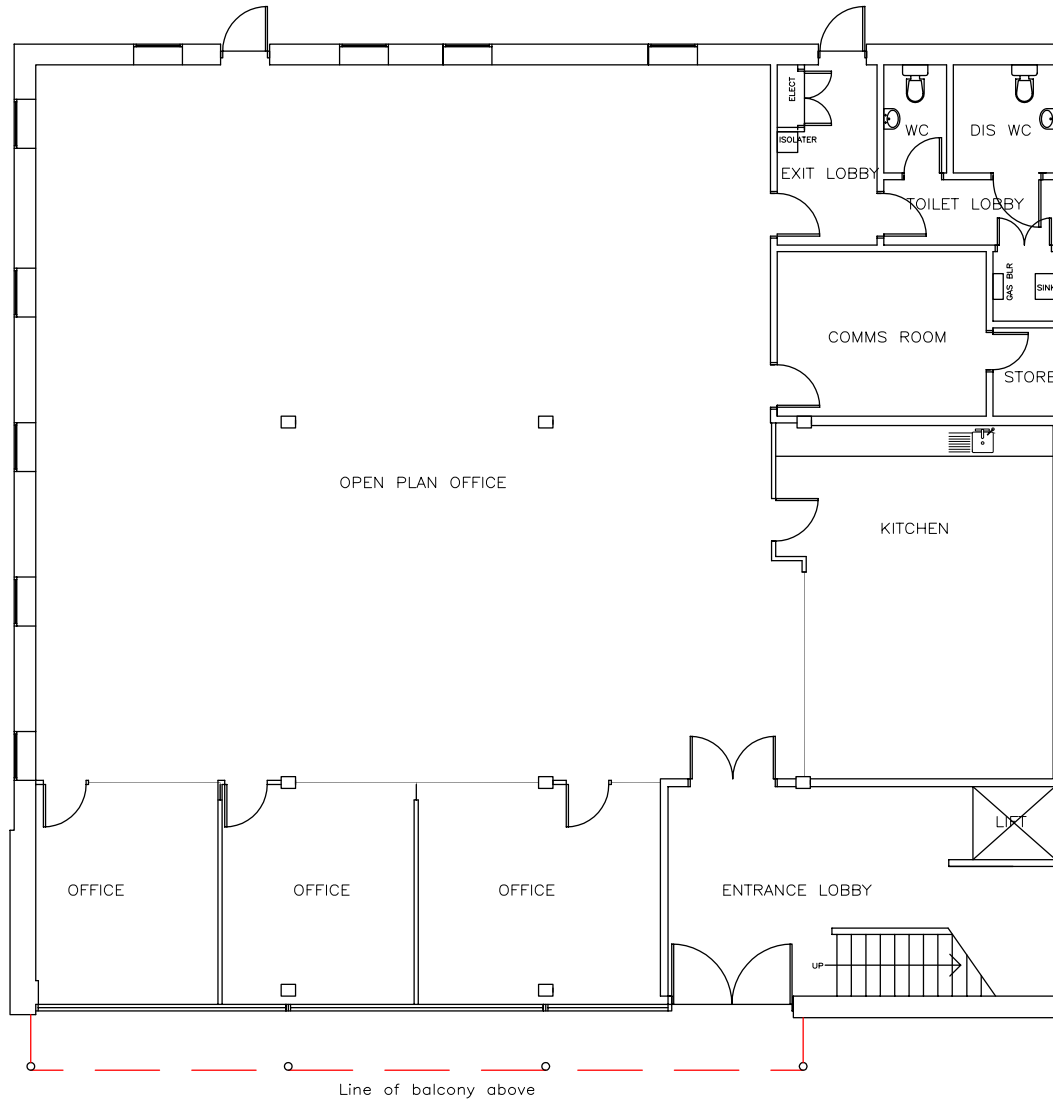
EPC

C60 Rating



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GROUND FLOOR



FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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September 2022