

Unit 3, 21 Old Channel Road, Channel Wharf, Belfast, BT3 9DE

To Let

Prime office accommodation of c.9,660 sq ft with 20no. allocated on site car parking spaces. The property is capable of sub-division.



Lambert
Smith
Hampton

Location

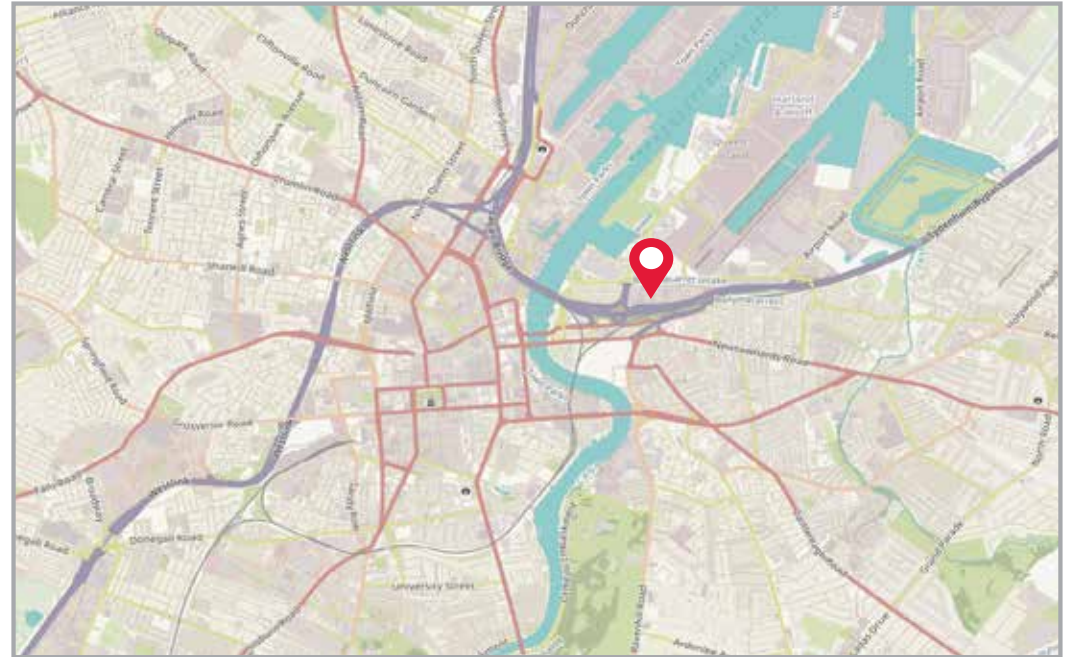
Approximately 1.5 miles from Belfast City Centre and in close proximity to "The George Best" Belfast City Airport the subject property is strategically located in the heart of Belfast Titanic Quarter. Channel Wharf is easily accessible via Sydenham Road benefitting from access from the M2 and M3 motorways. The subject is approximately 0.8 miles from Titanic Quarter Railway Station and benefits from on site parking as well as an abundance of public car parking at the SSE Arena.

Occupiers within the vicinity include Kingbridge Healthcare Group, Omexom, Verisure and Lagan Construction.

Description

- High specification office accommodation situated over ground to second floor;
- Suspended ceilings;
- Passenger lift access;
- Painted and plastered walls;
- Mixture of carpeted and tiled flooring;
- Raised access flooring;
- Double glazing throughout;
- CCTV system and security gated entrance;
- Gas fired central heating;
- Air conditioning system heating/cooling;
- Mixture of recessed strip and spot lighting;
- DDA compliant;
- W/C and disabled toilet on each floor;
- 20no. allocated on site car parking spaces;

N.B. The property is capable of sub-division.



For Indicative Purposes Only

Schedule of Accommodation

Unit	Sq M	Sq Ft
Ground Floor	322.18	3,468
First Floor	293.25	3,157
Second Floor	281.97	3,035
Total	897.4	9,660

Lease Details

Term -	By Negotiation.
Rent -	£142,500 per annum.
Repairs -	Full repairing and insuring basis.
Insurance -	The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.



Energy Performance Certificate

The property benefits from an EPC rating of B49 and the Energy Performance Certificate is available upon request.

Rates

We have been advised by Land and Property Services that the estimated rates payable are as follows;

NAV: £89,740

Rate £ 21/22: £0.5381

Rates Payable (if applicable): £48,289.09

Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.





Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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