



**Instinctive
Excellence
in Property.**

To Let

**Prime Office Accommodation
2nd Floor c. 3,035 sq ft**

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

OFFICE



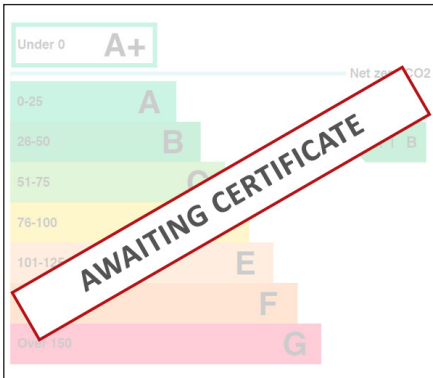
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EPC



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 Kingsbridge Healthcare Group, Omexom, Verisure and Lagan Construction.

Description

- High specification office accommodation on the 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
- Allocated on site car parking spaces

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	LET	
First Floor	LET	
Second Floor	3,035	281.97

Lease Details

- Term:** By negotiation
Rent: £37,000 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.

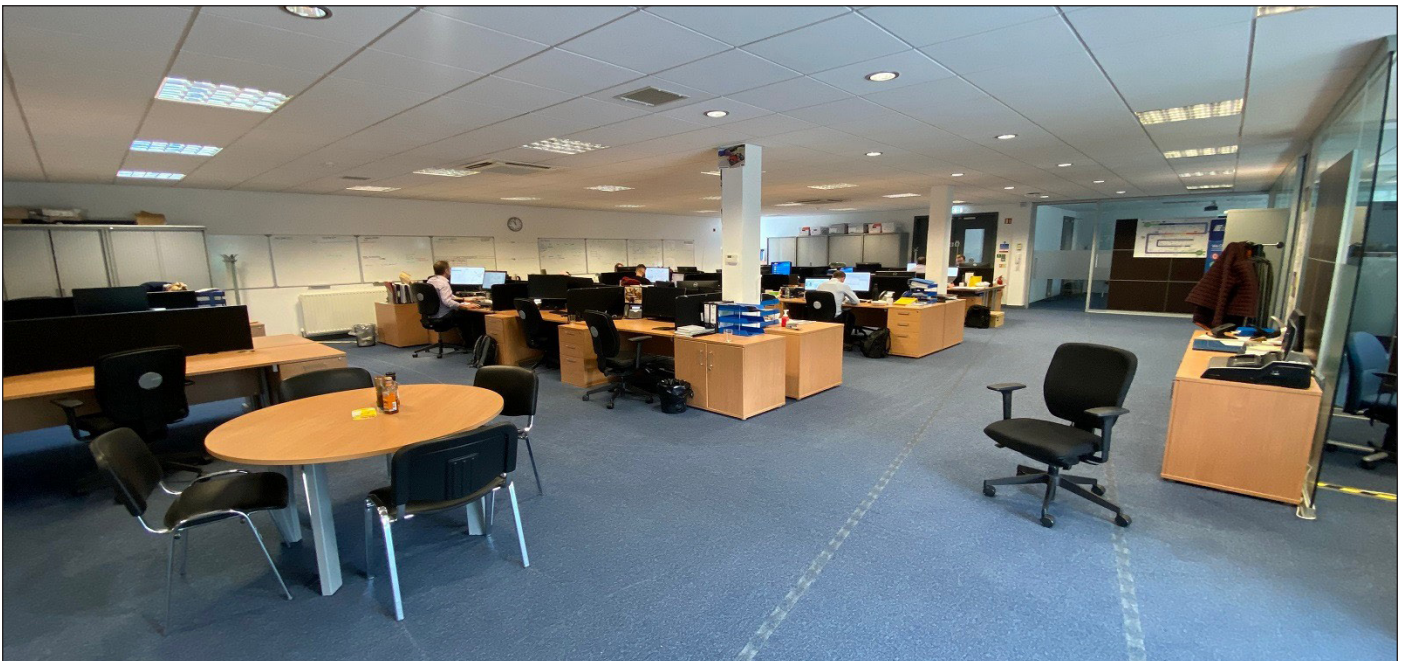
Rates

We have been advised by the Land and Property Services of the following rating information:

- Net Annual Value:** £29,600
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £17,741.12

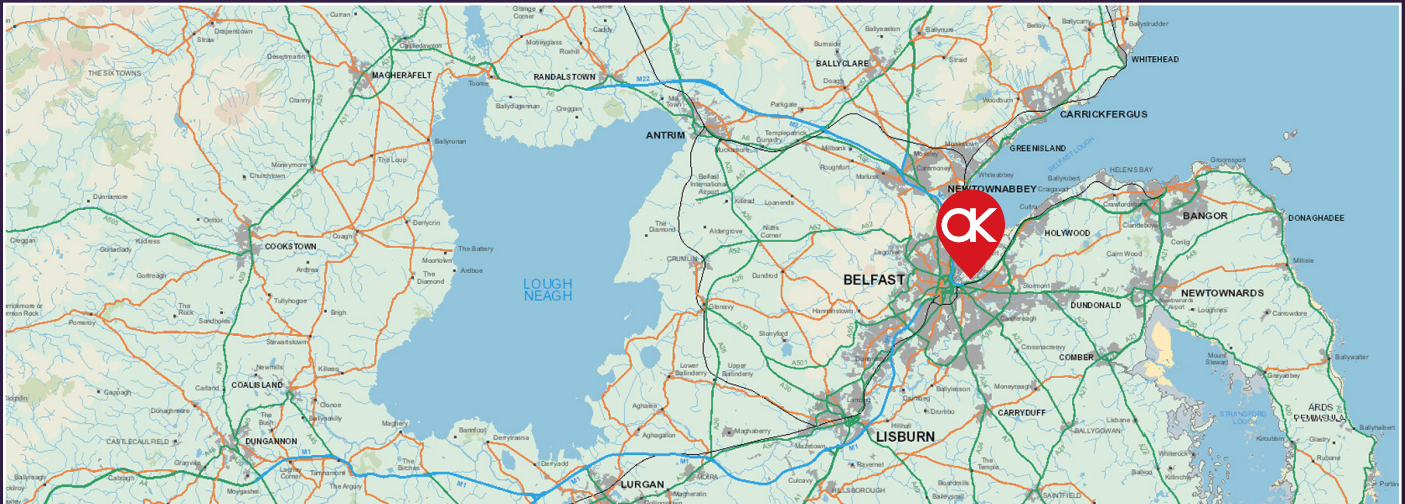
VAT

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





FOR IDENTIFICATION PURPOSES ONLY



JOINT AGENTS



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). 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 Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.