



TO LET

SPECTACULAR CITY CENTRE OFFICE SPACE FROM 1,906 SQ FT TO 12,887 SQ FT
THE PRINTWORKS, 35-39 QUEEN STREET, BELFAST, BT1 6EA



Executive Summary

- Stunning refurbished office building
- Outstanding entrance lobby and beautifully designed external communal courtyard for tenant use.
- Solar EV Panels installed to power communal areas
- EPC Grade "B" rating
- Communal roof terrace for tenant use
- Loft style office space with 3.6m ceiling height with striking cast iron frame and exposed red brick work
- Full heating and cooling air conditioning
- 365 / 24 / 7 access
- Upper floors accessible via 2no. passenger lifts
- Cycle storage, lockers and shower facilities



LOCATION

Located in Belfast's central business and retail core, this handsome Victorian warehouse was purpose built in 1890 for R Carswell & Son Printworks, Bookbinders and Stationers.

The building was purchased by Angus Properties in 2019 and has undergone extensive refurbishment and restoration to bring the building back to its former glory and ensure its preservation for the next 130 years.

The vision for the project focused on celebrating the building's industrial past; carefully preserving much of the character while upgrading and extending it to provide modern high-grade workspace.

Comprising a large block fronting Queen Street, College Street and College Court, The Printworks has been sympathetically restored to provide unique offices in the heart of the City Centre.





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AVAILABLE ACCOMMODATION

Floor Level	Available Space
Block A	
Ground Floor Rear	1,906 sq ft
First Floor	4,295 sq ft
Second Floor	4,282 sq ft
Block B	
Ground Floor	2,394 sq ft

TERMS

Lease Term: A new 10 year lease on FRI terms

Rent: £23.50 per sq ft

Rent Review: 5 yearly upwards only

Service Charge: Estimated to be £5.00 per sq ft

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Ian Duddy

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Email: ian.duddy@colliers.com



Sole Agent

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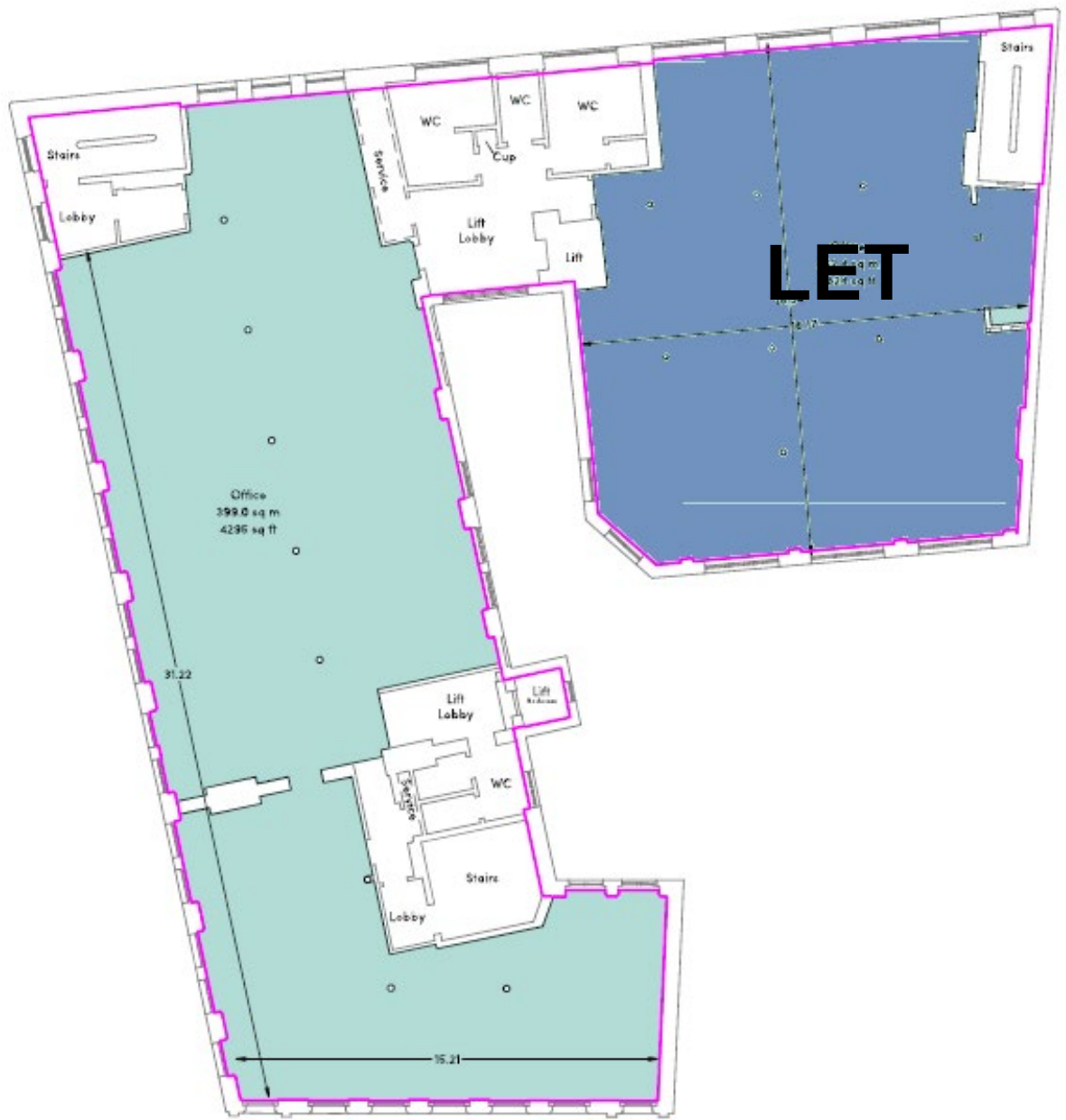








Ground Floor



First Floor



Second Floor