



TO LET

SPECTACULAR CITY CENTRE OFFICE SPACE FROM 1,000 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
- Suites available from 1,000 sq ft upwards



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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PARTIES
Ten or more persons can usually have seats reserved free of charge.
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Reservations should be made at least one week in advance of departure. Reservations are subject to the availability of seats. Reservations are not available for the following services: (a) services to and from the Channel Islands, (b) services to and from the Continent, (c) services to and from the Isle of Man, (d) services to and from the Republic of Ireland, (e) services to and from the Scottish Highlands, (f) services to and from the Scottish Islands, (g) services to and from the Scottish West Coast, (h) services to and from the Scottish North Coast, (i) services to and from the Scottish South Coast, (j) services to and from the Scottish West Coast, (k) services to and from the Scottish North Coast, (l) services to and from the Scottish South Coast.

Belfast Corporation Transport Department.
FARES
Notice is hereby given that the new Scale of Fares will come into operation on MONDAY, 12th JANUARY, 1946.
TICKETS
Commencing MONDAY 12th JANUARY, 1946, and until further notice—
A ticket bearing the face value of ONE PENNY will be issued to a passenger on payment of a THREE HALFPENNY Fare and
A ticket bearing the face value of TWOPENCE will be issued to a passenger on payment of a TWOPENCE HALF-PENNY Fare.
R. MCGREARY,
General Manager and Captain.

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On Saturdays at 1.45 10-50 1-50
On Sundays at 9-30 — — —
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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

FURTHER INFORMATION

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

Ian Duddy

Tel: 07730 502 897

Email: ian.duddy@colliers.com

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



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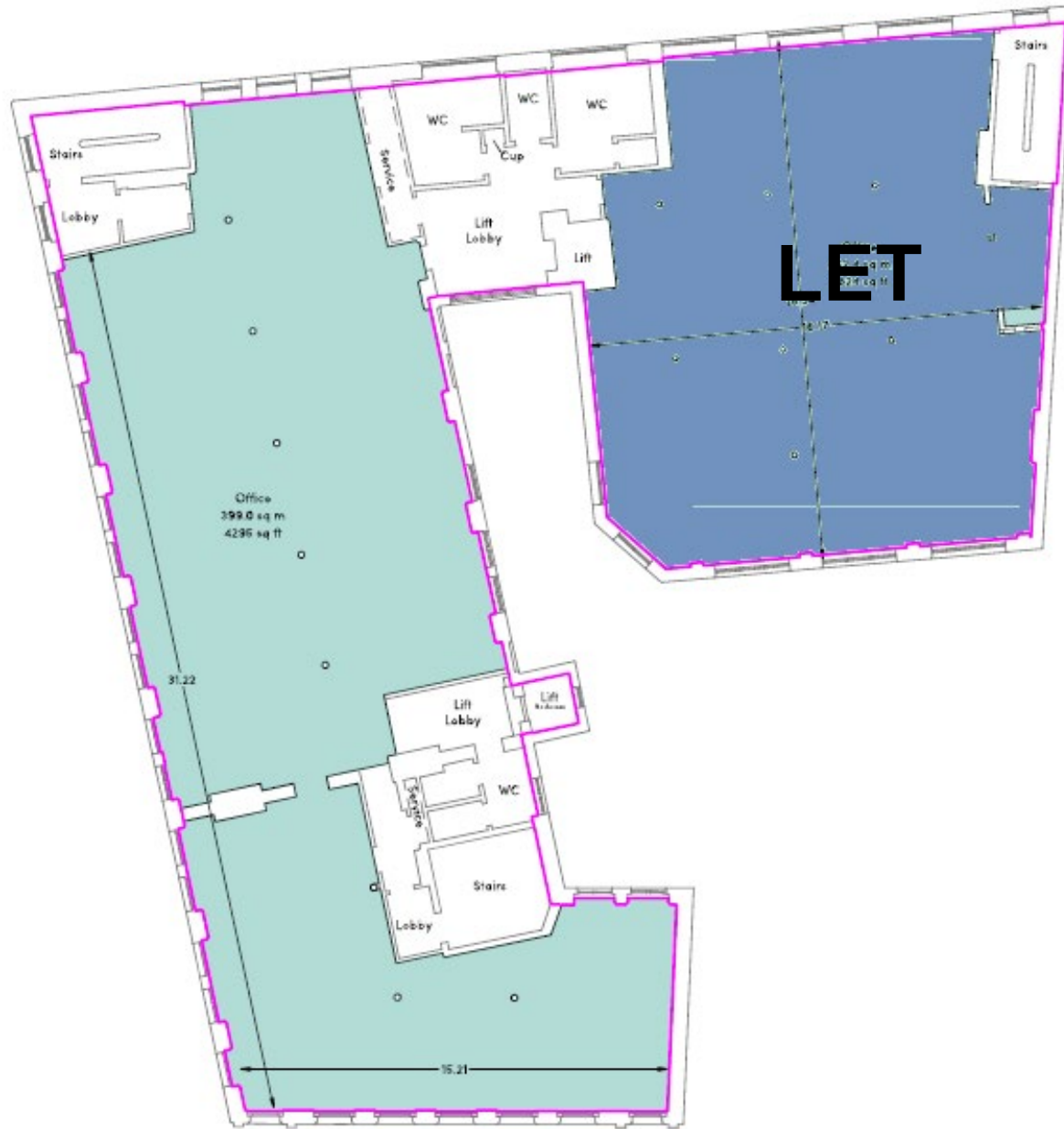








Ground Floor



First Floor



Second Floor