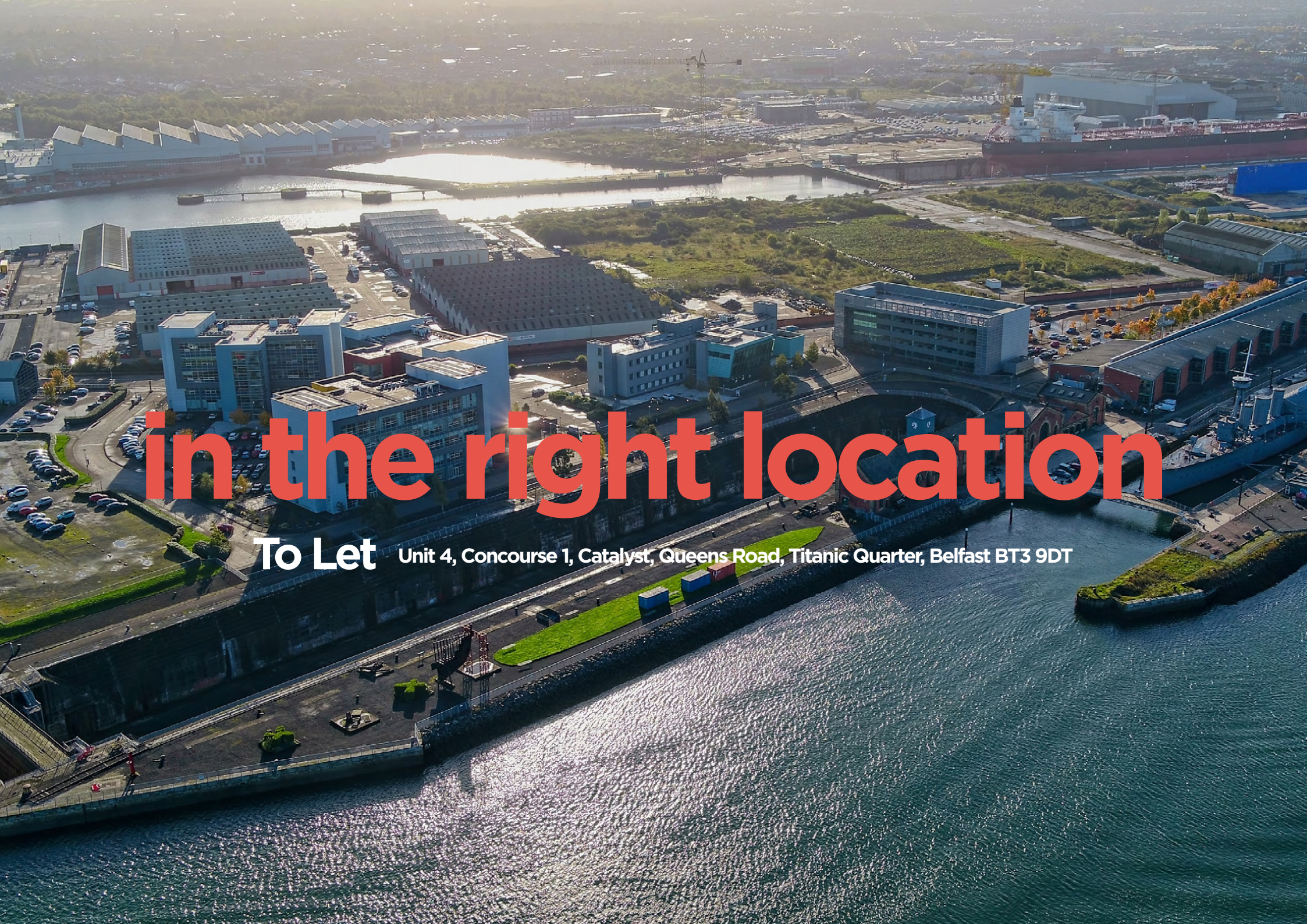


# Deliver Results

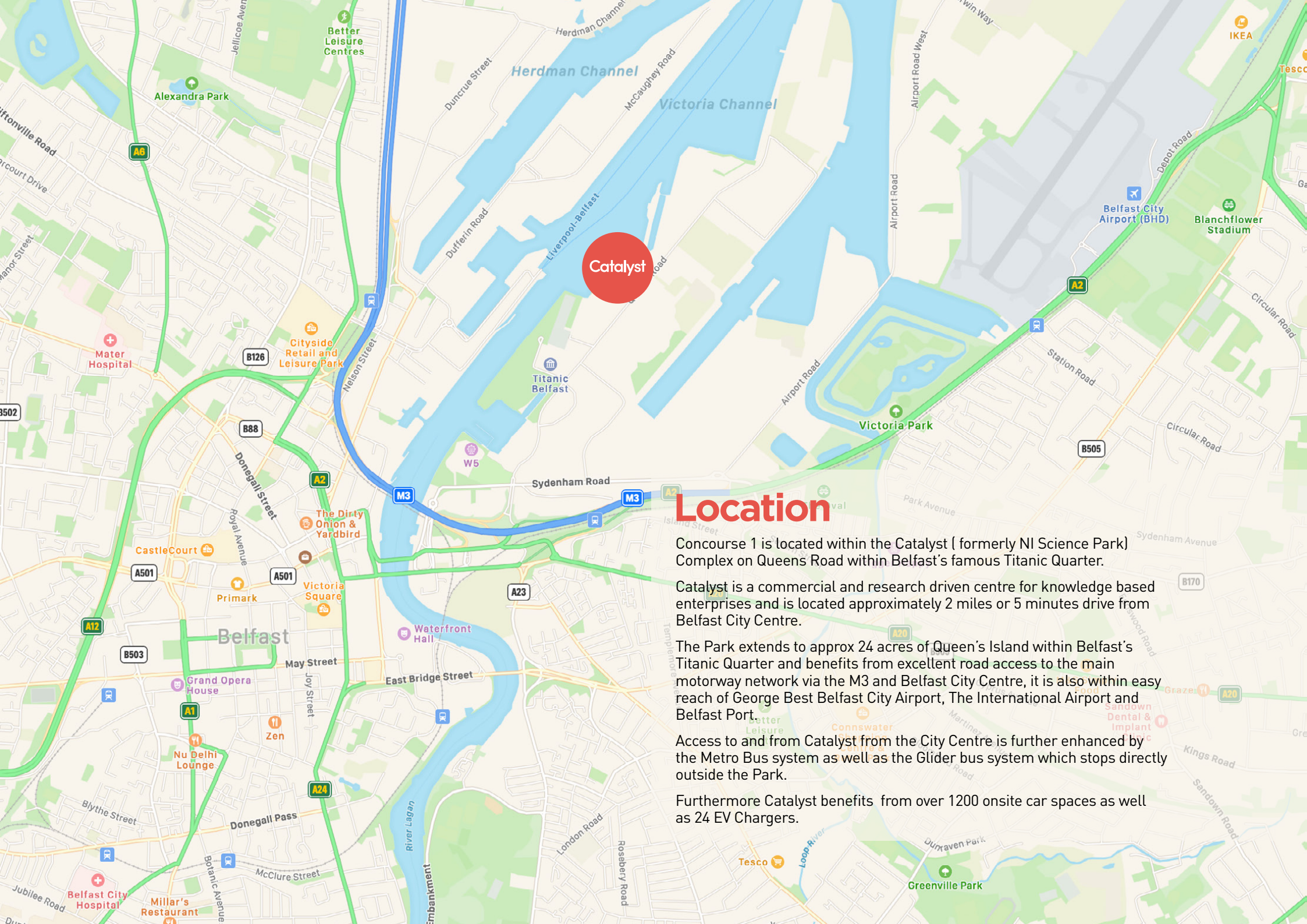
Catalyst





# in the right location

**To Let** Unit 4, Concourse 1, Catalyst, Queens Road, Titanic Quarter, Belfast BT3 9DT



Catalyst

## Location

Concourse 1 is located within the Catalyst (formerly NI Science Park) Complex on Queens Road within Belfast's famous Titanic Quarter.

Catalyst is a commercial and research driven centre for knowledge based enterprises and is located approximately 2 miles or 5 minutes drive from Belfast City Centre.

The Park extends to approx 24 acres of Queen's Island within Belfast's Titanic Quarter and benefits from excellent road access to the main motorway network via the M3 and Belfast City Centre, it is also within easy reach of George Best Belfast City Airport, The International Airport and Belfast Port.

Access to and from Catalyst from the City Centre is further enhanced by the Metro Bus system as well as the Glider bus system which stops directly outside the Park.

Furthermore Catalyst benefits from over 1200 onsite car spaces as well as 24 EV Chargers.

# Current occupiers within the Park include



# Concourse 1 is a 50,000 sq ft state of the art office facility located to the North of the Park.

The building is arranged over ground and 4 upper floors and benefits from its own private entrance/reception/foyer leading to 2 passenger lifts which access all the upper floors. The building has been finished to an excellent standard to provide plastered and painted walls, suspended or exposed ceilings, led lighting, raised access floors with carpet floor coverings as well as air conditioning system to offer comfort heating and cooling.

The Subject and available space within Concourse 1 extends to approx. 5000sqft and has been fully finished to an excellent standard and is immediately available for full occupation.

The accommodation is fully fitted to include furniture and desking for up to 50 staff at any one time, on-site catering, conference and gym facilities within the Innovation Centre and the world famous Titanic Whiskey Distillery.

The current layout is as below:

- Entrance/reception area
- Fully fitted with desks and other furniture
- 3 meeting rooms
- 3 private offices /further meeting rooms
- Boardroom
- Comms room
- Kitchen/breakout area
- Catalyst also boasts on-site catering and conference facilities within the Innovation Centre which is to the south of Concourse 1.



### Lease Details

Term:	By negotiation.
Rent:	This is an all-inclusive rent of £15,000 per month plus vat.
Service Charge:	Included within the rent above
Repairs:	Included within the rent above
Heating and lighting:	Included within the rent above.
Cleaning:	Included within the rent above
Property rates:	Included within the rent above
Buildings Insurance:	Included within the rent above
Furniture on-site:	Included within the rent above.

NB. This is an all-inclusive rental facility – akin to a managed/serviced office which means that the occupier only has one cost every month so they can go about running their business and not have to worry about managing an office. Simple/inclusive and attractive.

### EPC

1st floor: D98

### Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Unit 4	5,000	464.5

### NAV

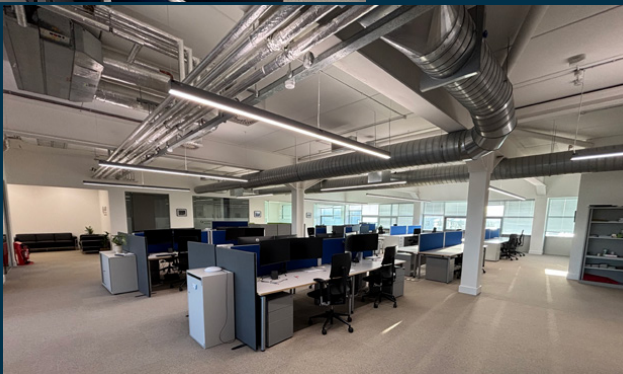
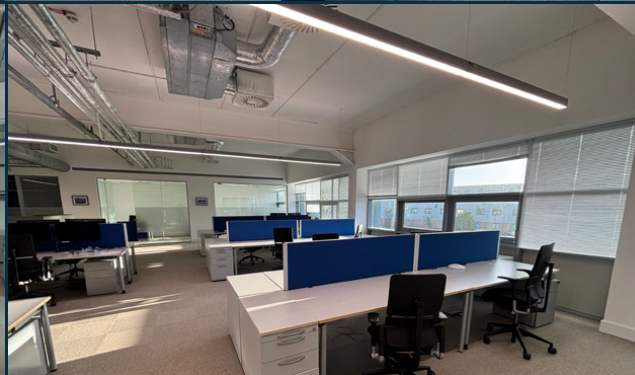
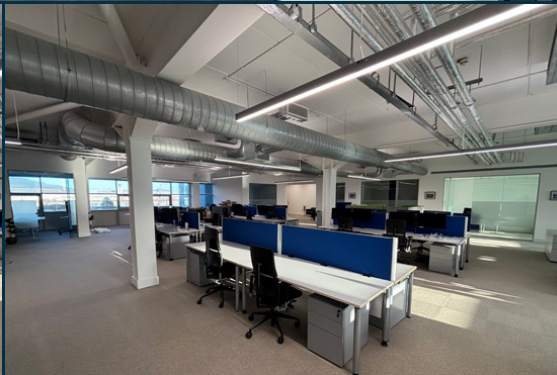
The NAV of the subject space is £61,900 pa and therefore estimated rates currently payable of approx. £37,100.51 pa

Any prospective tenant should make their own enquires with LPS.

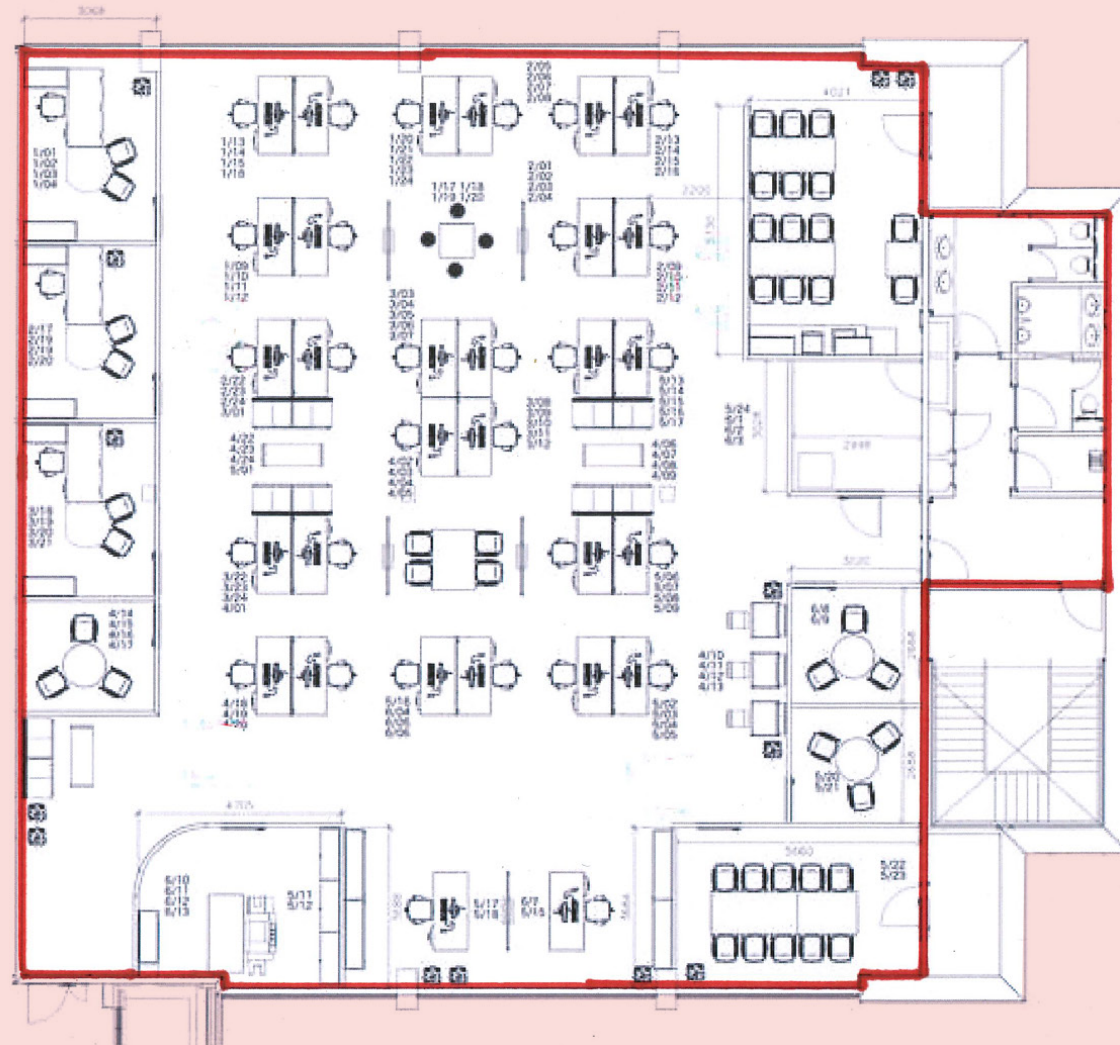
Please note that the rates are included within the 'all-inclusive' license fee above.

### VAT

Please note that all prices, rentals and outgoings are quoted inclusive of VAT, which may be payable at the appropriate rate.



# First Floor Existing Layout









For more information, please contact:

**Robert Toland**

028 9023 3455  
079 8074 0270  
robert.toland@cushwake-ni.com

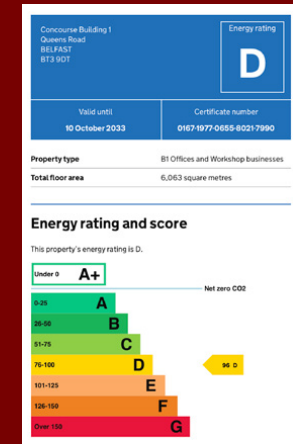
**Mark Riddell**

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