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Prominent Two Storey Self
Contained Office Building
10,118 Sq Ft

71 Old Channel Road,
Titanic Quarter,
Belfast, BT3 9DF

FOR SALE

PROPERTY SUMMARY

- Building offers convenient access to A2 dual carriageway, M2/M3 motorways and the wider NI road network.
- On site Car parking.
- 10,118 Sq. Ft
- Nearby occupiers H&J Martin, Lagans, and Field fisher.

LOCATION

The subject property is located on Old Channel Road in the Titanic Quarter on the periphery of Belfast City Centre.

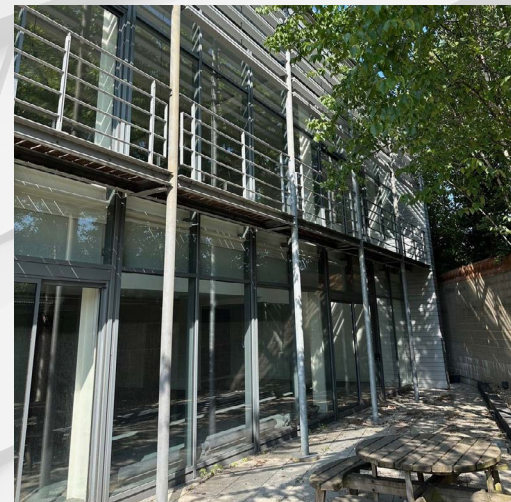
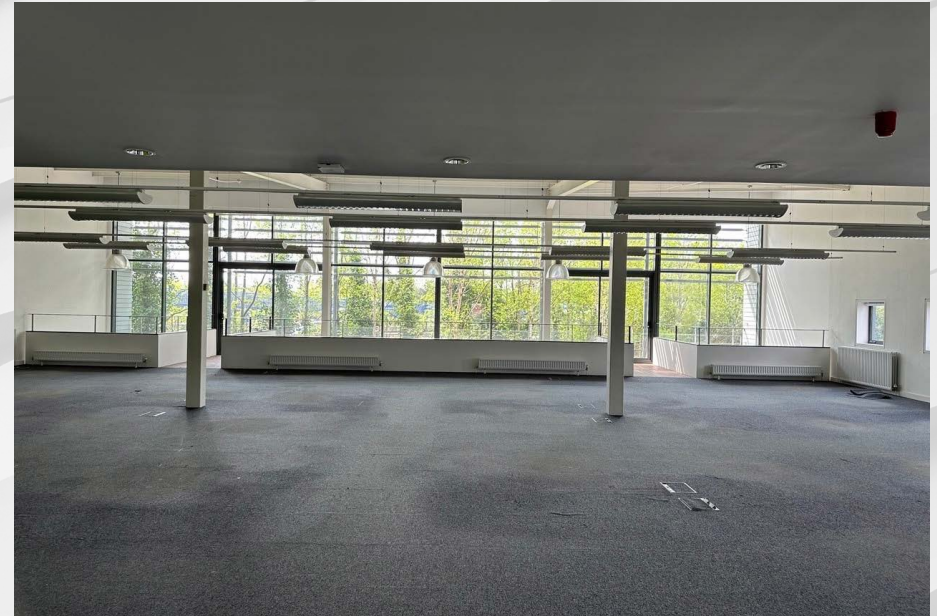
Old Channel Road benefits from excellent transport links with adjacency to the A2 Sydenham Bypass providing convenient access to the wider motorway network. Additionally, the property is in close proximity to Belfast City Airport (2.6 miles), Belfast Port (4.6 miles) and Belfast International Airport (18 miles).

Titanic Quarter is very much mixed use in character with surrounding occupiers including Odyssey, SSE Arena, Premier Inn, Harland & Wolf, Audi, Porsche, Citigroup, Lagan Construction and Balloo Hire.

DESCRIPTION

Subject property is a modern two storey office space with an open floor plan and high ceilings that makes it bright and airy,

The building is ready for immediate occupation after some minor refurbishments with meeting rooms and CEO and COO offices.



ACCOMMODATION

| Description | Sq Ft | Sq. M ² |
|--------------|---------------|--------------------|
| Ground floor | 5,394 | 501 |
| First floor | 4,724 | 38 |
| Total | 10,118 | 940 |

TITLE

The property is held under Lease from BHC dated 1st November 2005, for a term of 125 years from 1st November 2005 subject to an annual ground rent of £10,650 per annum.

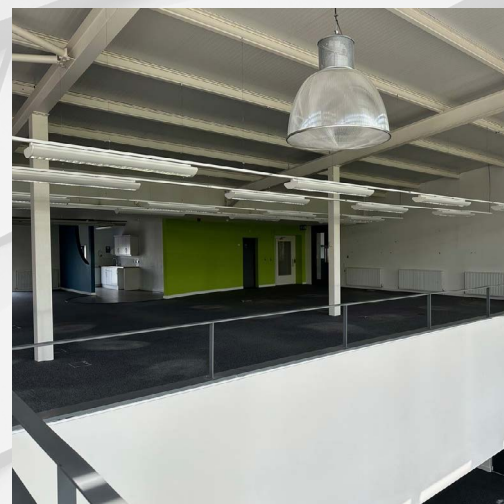
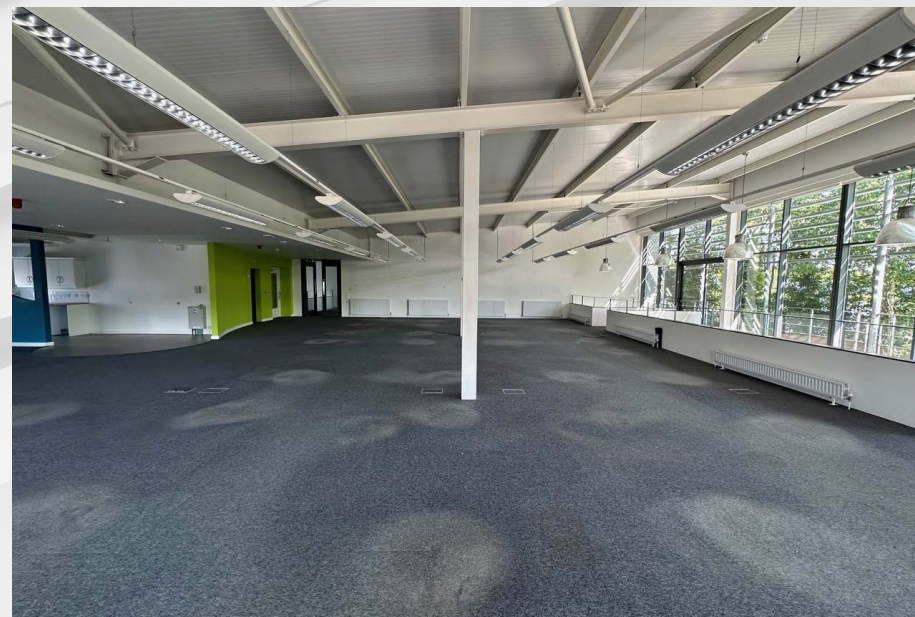
This was initially subject to review on 1st November 2008 and every fifth anniversary thereafter.

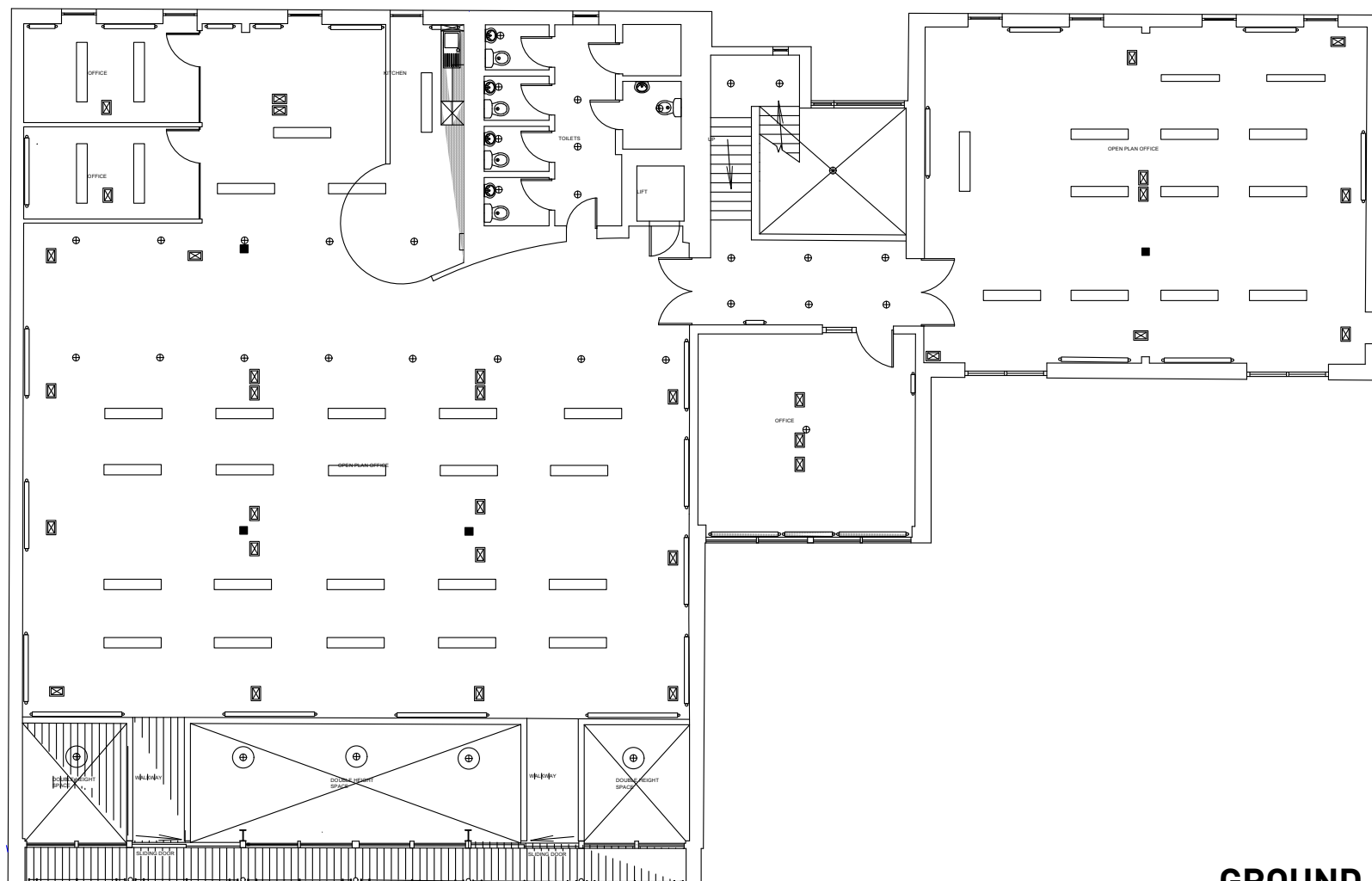
There is a further Tenancy at Will in place with BHC. The rent is £1,000 per annum and this covers an additional area for the parking of motor vehicles.

Further information can be provided to interested parties.

RATEABLE VALUE

We are advised by the LPS that the current NAV is £95,100. Estimated Rates Payable 2025/26 is £59,588.90





GROUND FLOOR

Not To Scale. For indicative purposes only.



FIRST FLOOR

Not To Scale. For indicative purposes only.

EPC

C59 - A copy of the EPC Certificate can be made available upon request.

PRICE

Offers in excess of £1,000,000

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

VIEWING AND FURTHER INFORMATION

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