

TO LET

Titanic House, Queens Road, Belfast BT3 9TD

FULLY SERVICED OFFICE SUITES OF C. 267 SQFT AND 403 SQFT IN THE HISTORIC TITANIC QUARTER, BELFAST

Lisney

COMMERCIAL REAL ESTATE

TITANIC HOUSE

FEATURES

Excellent location in the Titanic Quarter

High specification fully serviced office suites

Suites of c.267 sqft and 403 sqft

Close proximity to motorway networks, major airports and Belfast ports

LOCATION

Titanic House occupies a prime position within Titanic Quarter, overlooking the Titanic Visitors Centre and the SS Nomadic. It is located just off Queen's Road, a 5 minute drive from Belfast city centre, providing swift access to the motorway network, George Best Belfast City Airport and The Port of Belfast.

Over recent years, the Titanic Quarter has established itself with a mix of residential, commercial, tourism, educational and retail space. It is a vibrant and modern destination with occupiers including Citi, SSE Arena, Belfast Met College, The Arc and the currently under construction Loft Lines.

DESCRIPTION

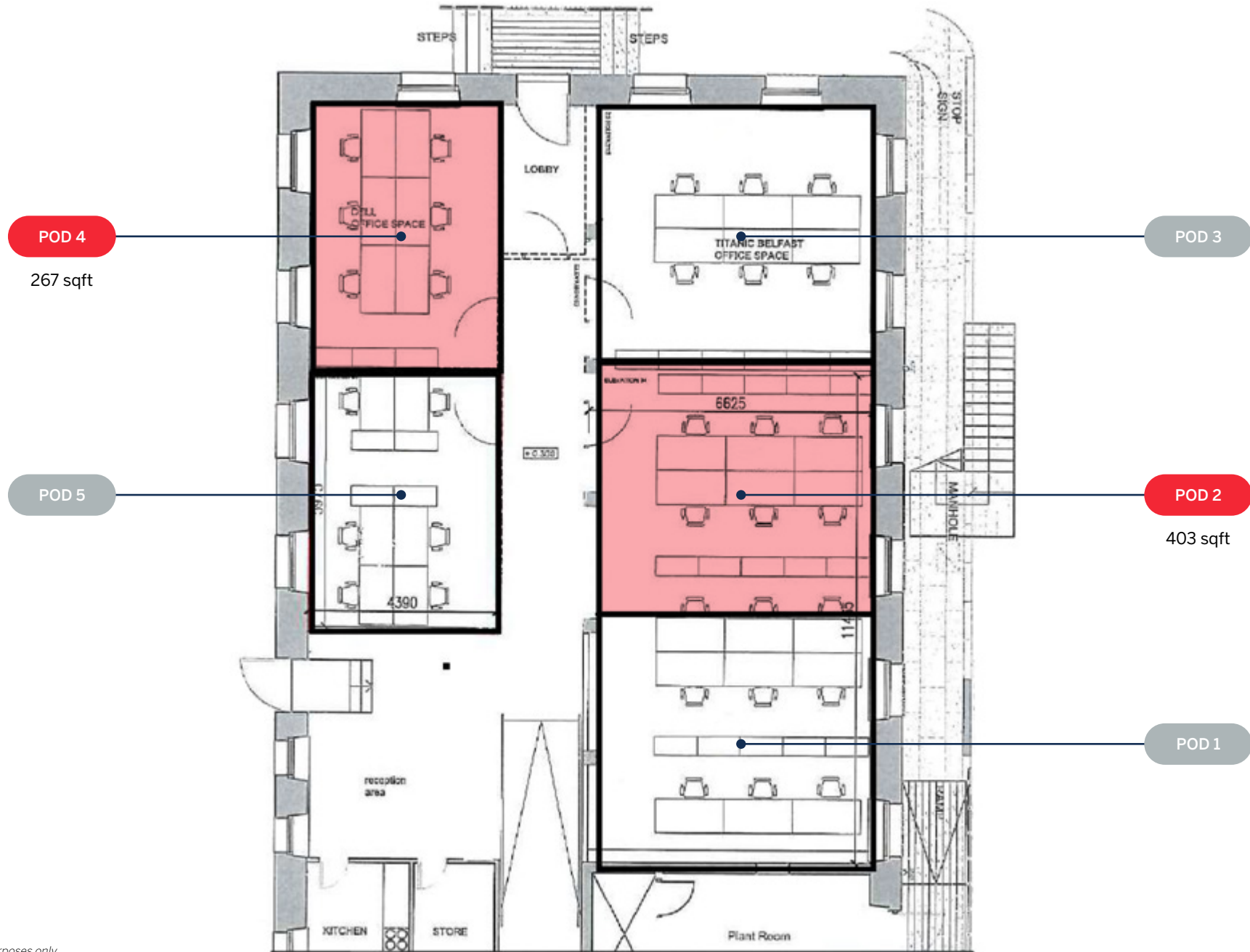
The suites are fully serviced and include the following within the all-in rent:

- Rent
- Business rates
- Service charge
- Electricity and heating
- Building insurance and maintenance
- Shared reception
- Full use of kitchens, including tea and coffee facilities
- Feature entrance foyer
- Cat 6 cabling
- Carpeted, raised access flooring
- Shower facilities
- Daily cleaning services, supplies and waste disposal
- Building security – CCTV, fob entry system, 24 hour monitoring
- 24 hour access, 7 days per week
- A team skilled in providing a premium service
- On site car parking is available at an additional charge

An office suite at Titanic House truly offers the perfect location and professional environment to make an immediate impact on your business.



FLOOR PLAN



Note: For indicative purposes only

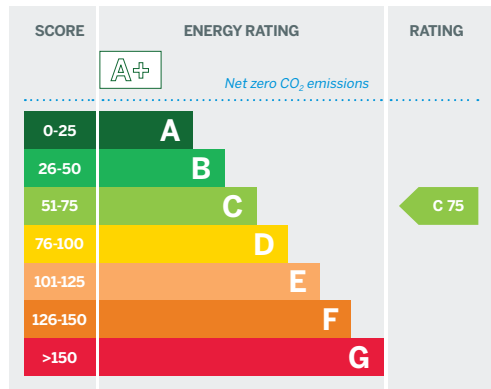
ACCOMMODATION

The areas below are approximate:

Location	sqm	sqft
Pod 2	37.4	403
Pod 4	24.8	267

EPC

The property has an Energy Efficiency rating of C75. The full Certificate can be made available upon request.





LOCATION





RENT

Price on application

TERMS

The space will be let on effective internal repairing and insuring terms.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. 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 Lisney. 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.

REF 23601

Lisney

COMMERCIAL REAL ESTATE

For further information:

Lynn Taylor: 028 9050 1501 / 07813 020 181

ltaylor@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House

29-33 Montgomery St, Belfast BT1 4NX

Tel: 028 9050 1501

Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)   



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract, (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

