

TO LET

Titanic House, Queens Road, Belfast, BT3 9TD

FULLY SERVICED OFFICE SUITES OF C. 267 SQ. FT. AND 282 SQ. FT. 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 sq ft and 282 sq ft.

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

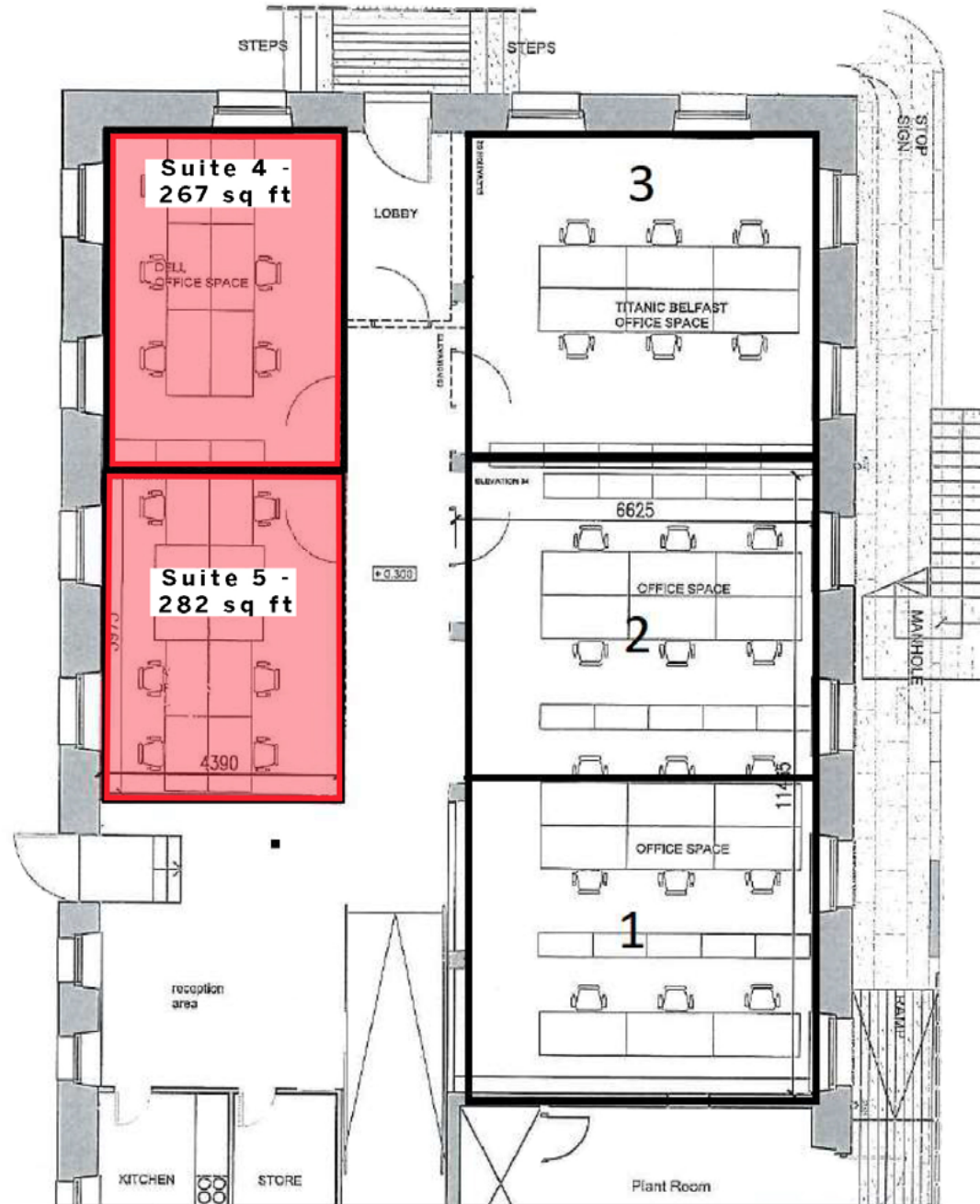
The suites are fully serviced and include the following within the all-in rent:

- 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 (FOR INDICATIVE PURPOSES ONLY)

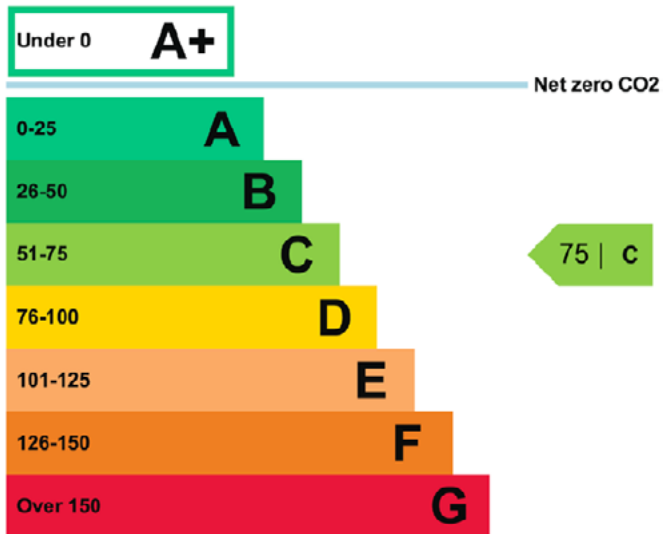


ACCOMMODATION

Location	Area Sq Ft
Pod 4	267
Pod 5	282

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 V.A.T.

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.

Lisney

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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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BY SKY

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