

FOR SALE

Old Channel Road, Titanic Quarter, Belfast, BT3 9DE

WELL LOCATED COMMERCIAL PREMISES (WITH DEVELOPMENT POTENTIAL STPP)
TOTALLING APPROXIMATELY 8,602 SQ FT ON A SITE OF 0.58 ACRES.

Lisney

COMMERCIAL REAL ESTATE

A2 SYDENHAM BYPASS

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Commercial premises with convenient access to A2 dual carriageway, M2/M3 motorways and the larger motorway network

Total buildings of approximately 8,602 sq ft on a site of 0.58 acres

Opportunity for further development/ redevelopment (STPP)

3 phase power available on site

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 (3.6 miles), Belfast Port (4.6 miles) and Belfast International Airport (15.7 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

The subject comprises commercial premises with 2no. warehouses and 1no. office building situated on a site of approximately 0.58 acres which is secured by palisade fencing.

There are 2no. separate access points, both on Old Channel Road, into the main yard or an adjoining car park.

Warehouse 1 is of steel frame construction with a barrel roof over a concrete block foundation. The building benefits from 3 phase power, an inspection pit and roller shutter access with minimum clearance of approximately 4m. There also is a mezzanine level currently used for storage.

Warehouse 2 is of steel frame construction on a concrete floor with part concrete block walling and part profile metal sheeting.

Set under a pitched profile sheet roof incorporating translucent roof lights, the building benefits from 3 phase power, an inspection pit, air compressor which feeds both warehouses and roller shutter access with minimum eaves height of approximately 3.75m. There is additional mezzanine storage at each gable end.

The office building is of timber construction with a flat roof set on a concrete base. Internally the office is finished to a good standard to include carpeted and laminate flooring, plastered/painted walls and fluorescent lighting.

Car parking is available in the yard immediately outside the buildings, or in an adjoining car park which benefits from separate access.



ACCOMMODATION

The areas below are approximate:

Description	sqm	sqft
Warehouse 1	270.81	2,915
Warehouse 2	432.84	4,659
Office	95.50	1,028
Total	799.15	8,602

TITLE

The property is held by way of a long leasehold title of 90 years from 01/11/1993, subject to an annual ground rent of £16,500.

RATES PAYABLE

NAV:	£19,800
Rates Pounding 2025/26:	0.626592
Rates Payable:	£12,406.52

PRICE

Offers around £450,000, exclusive.

VAT

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

Further information is available at www.lisney.com

STAMP DUTY

Stamp duty will be the liability of the purchaser.



LOCATION



EPC

The full CertificateS can be made available upon request.

SCORE	ENERGY RATING	RATINGS		
		OFFICE	WAREHOUSE 1	WAREHOUSE 2
<0	A+ <i>Net zero CO₂ emissions</i>			
0-25	A			
26-50	B			
51-75	C		C 67	C 65
76-100	D	D 91		
101-125	E			
126-150	F			
>150	G			

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 24417



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