

TO LET

**Unit 8-10 Pinebank, Channel Commercial Park
Queens Road, Titanic Quarter, Belfast BT3 9DT**

MODERN WAREHOUSE WITH ANCILLARY OFFICE SPACE TOTALLING APPROX. 23,122 SQFT

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FEATURES

Modern distribution warehouse with two grade level roller shutter access doors extending to c.23,122 sqft

Three overhead cranes of 1.6 tonne

Highly accessible location in close proximity to the motorway network, major airports and the Port of Belfast

LOCATION

Situated within Titanic Quarter close to the Titanic Visitors Centre. Over recent years, the Titanic Quarter has established itself as one of the world's largest urban-waterfront regeneration projects, combining an eclectic mix of residential, commercial, tourism, educational and retail space. The 119 bedroom boutique Titanic Hotel opened its doors in 2017.

The unit is located just off Queen's Road, a 5 minute drive from Belfast city centre, providing excellent accessibility to the motorway network, George Best Belfast City Airport and The Port of Belfast. Other occupiers within the park include Amazon, Catagen, Artemis Technologies, SPP Pumps and Bauer Media Outdoor.

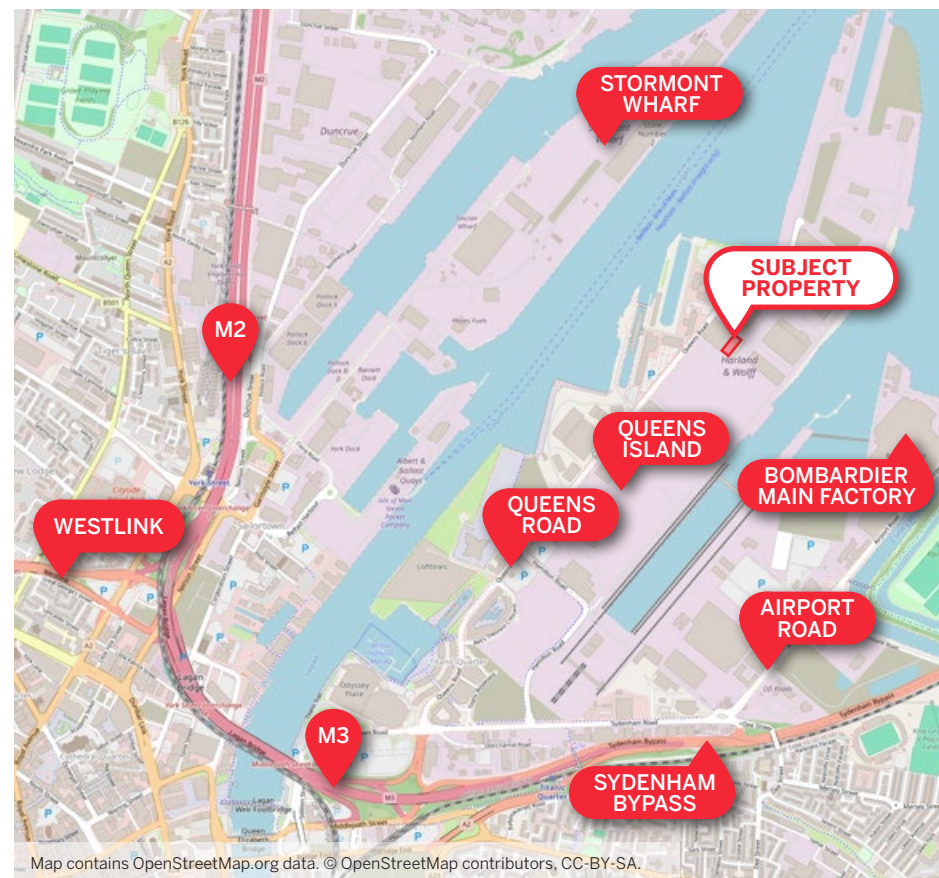
DESCRIPTION

The unit comprises a modern portal frame warehouse with block work walls to c.8 feet and a sealed concrete floor. The unit is accessed via 2 no. electric roller shutter doors and benefits from 6 metre eaves height, 3 no. overhead cranes, each with a 1.6 tonne capacity, 3 phase electricity with box and strip lighting, alarm and gas fired blow heaters, two storey offices, kitchen and WC facilities.

ACCOMMODATION

The areas below are approximate:

Description	sqm	sqft
Unit 8-10	2,148	23,122



RATES PAYABLE

Capital Value:	£81,850
Rates Poundage 2025/26:	£0.626592
Rates Payable:	£51,286.56

VAT

All prices are quoted exclusive of VAT, which may be payable.

TENURE

Rent

£140,000 per annum, exclusive.

Term

By negotiation.

Repairs/Insurance

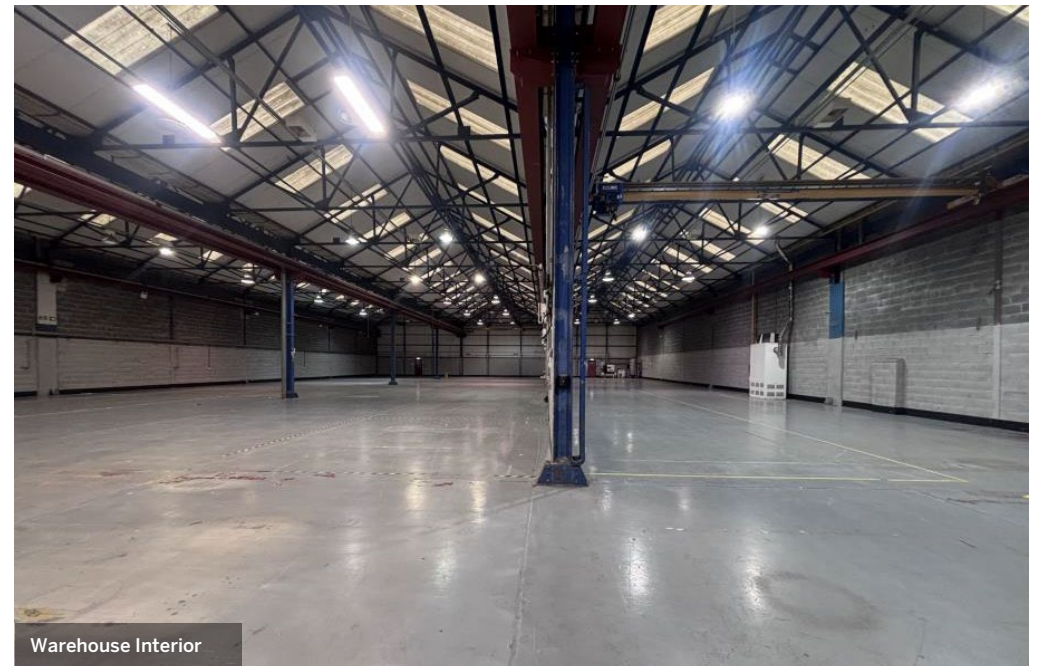
Full repairing and insuring basis.

Service Charge

A service charge will be levied to cover external repairs and maintenance to common areas.



Warehouse Interior



[illegible]

The building has been rated as 53C under EPC regulations. A copy of the EPC certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ <i>Net zero CO₂ emissions</i>	
0-25	A	
26-50	B	
51-75	C	53 C
76-100	D	
101-125	E	
126-150	F	
>150	G	

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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.

Viewing strictly by appointment with the joint letting agents Lisney and CBRE NI

REF 24965



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