

**TO LET (BY WAY OF ASSIGNMENT)**

**Unit 4 Pinebank, Channel Commercial Park, Queens Road  
Titanic Quarter, Belfast BT9 9DT**

**EXCELLENT WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICE APPROX. 7,895 SQFT**



Commercial Real Estate  
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY



Commercial Real Estate  
From every angle

## FEATURES

Strategically positioned within one of Northern Ireland's prime industrial locations

Close proximity to Belfast Harbour, 10 minutes from George Best Belfast City Airport and easy access to the motorway network

Warehouse accommodation approx. 7,895 sqft

Approx 6.2m eaves

### LOCATION

The subject property is located on Hamilton Road, just off Queens Road in Belfast's Titanic Quarter.

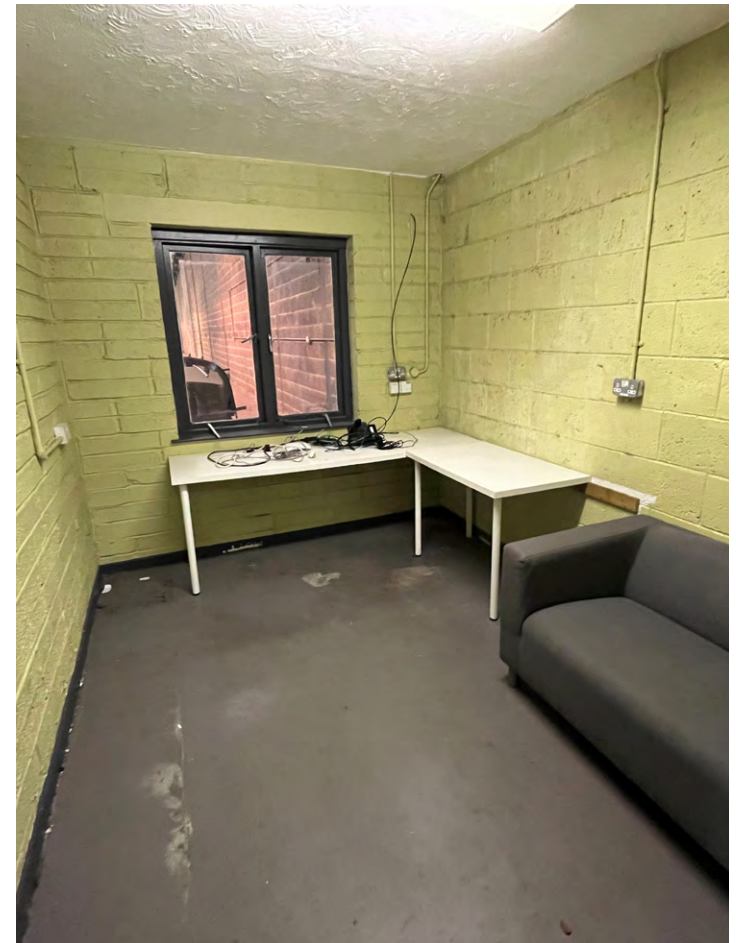
Its strategic location is 5 minutes drive from Belfast City Centre and provides for excellent accessibility to the motorway network, major airports and Belfast's ports.

Neighbouring occupiers include Artemis Technologies, Amazon, Encon, Catalyst, Clear Channel and Catagen.

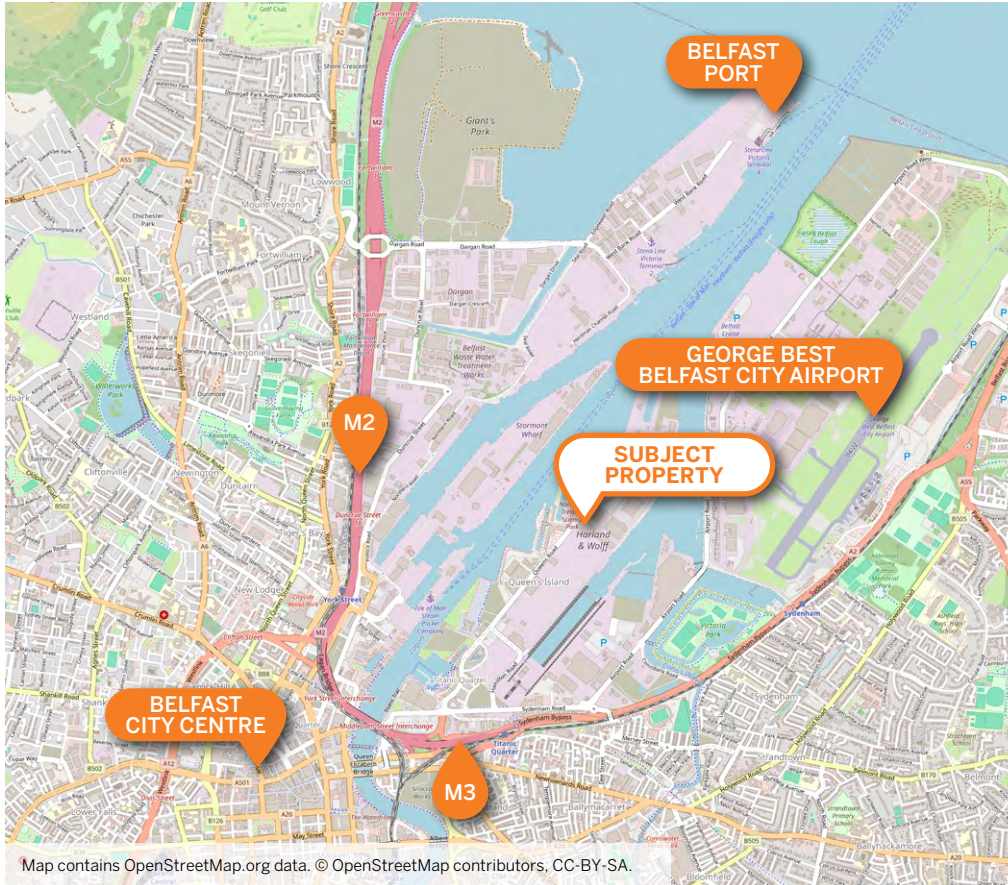
### DESCRIPTION

Channel Commercial Park comprises 350,000 sqft of industrial, manufacturing and distribution space and is home to a diverse range of local and international organisations.

The subject property is located within Pinebank and provides warehouse accommodation of approximately 7,895 sqft. The unit benefits from circa 6.2m eaves, electric roller shutter, 3 phase electricity with box lighting, ancillary office space and a shared circulation area with communal car parking.



## LOCATION



## ACCOMMODATION

7,895 sqft.

## SERVICE CHARGE

£2,204.56 per annum for the current year.

## RATES PAYABLE

NAV: £31,500

Rates Poundage 2025/26: 0.626592

Rates Payable: £19,737.65

## LEASE DETAILS

Rent: £38,714.

Term: Remainder of the 10 year term  
expiring 18 June 2027.

Repairs: Full Repairing and Insuring.

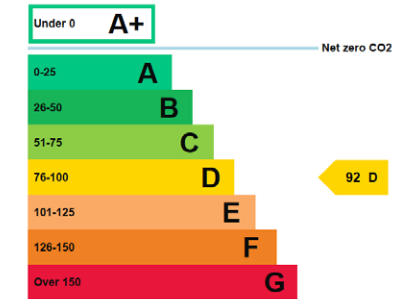
Insurance: £2,155.32 per annum for the  
current year.

## VAT

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

## EPC

The property has an Energy Efficiency rating of D92. The full Certificate can be made available upon request.



## 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 Ambit CRE. 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 24668



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From every angle

### For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

### AMBIT CRE

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