



TO LET

TITANIC HOUSE, QUEENS ROAD, BELFAST, BT3 9TD

FULLY SERVICED OFFICE SUITES FROM C. 267 - 1,378 SQ.FT IN THE HISTORIC TITANIC QUARTER, BELFAST.

Lisney

Features

- Excellent location in the Titanic Quarter.
- High specification fully serviced office suites.
- Suites available from 267sq ft.
- Close proximity to motorway networks, major airports and Belfast ports.



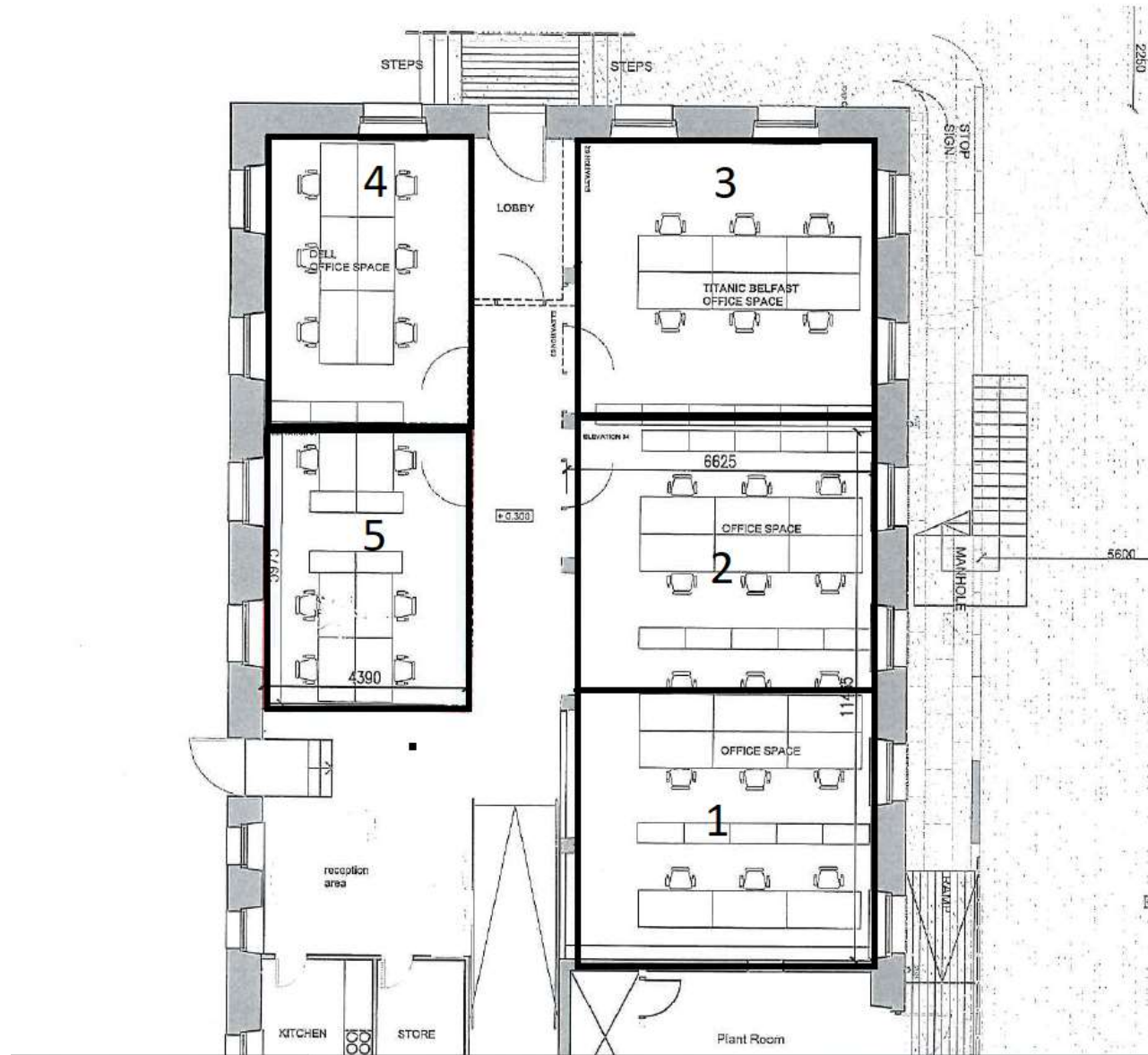
Location

The offices are 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.

Situated within Titanic Quarter directly opposite the Titanic Visitors Centre adjacent to Titanic Hotel and in close proximity to Belfast Metropolitan College, Titanic Quarter Campus. Over recent years, the Titanic Quarter has established itself with a mix of residential, commercial, tourism, educational and retail space.



FLOOR PLAN



FOR INDICATIVE PURPOSES ONLY



Description

The Suites are fully serviced and offer the following services which are included in the total cost:

- 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.







Accommodation

Location	Tenant	Area Sq. Ft
Pod 1	LET	403
Pod 2	VACANT	403
Pod 3	LET	426
Pod 4	VACANT	267
Pod 5	VACANT	282

Rent

Price on application.

Terms

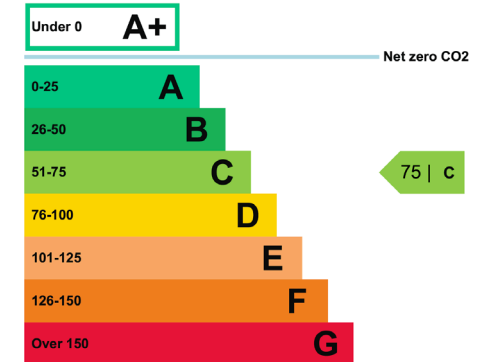
The space will be let on effective internal repairing and insuring terms.

VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.

EPC

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



Contact

Strictly by appointment with the Letting agent. For further information please contact:

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Further information is available at www.lisney.com