

FOR SALE



71 Old Channel Road, Belfast, BT3 9DE

Excellent Office Space Located in Strategic Location

savills



Located in a **prime** location



Modern, high-quality office accommodation



Flexible **open plan** layout with breakout areas



Prominent two storey **self-contained** office building



Excellent on-site amenities including **28 dedicated car parking spaces**

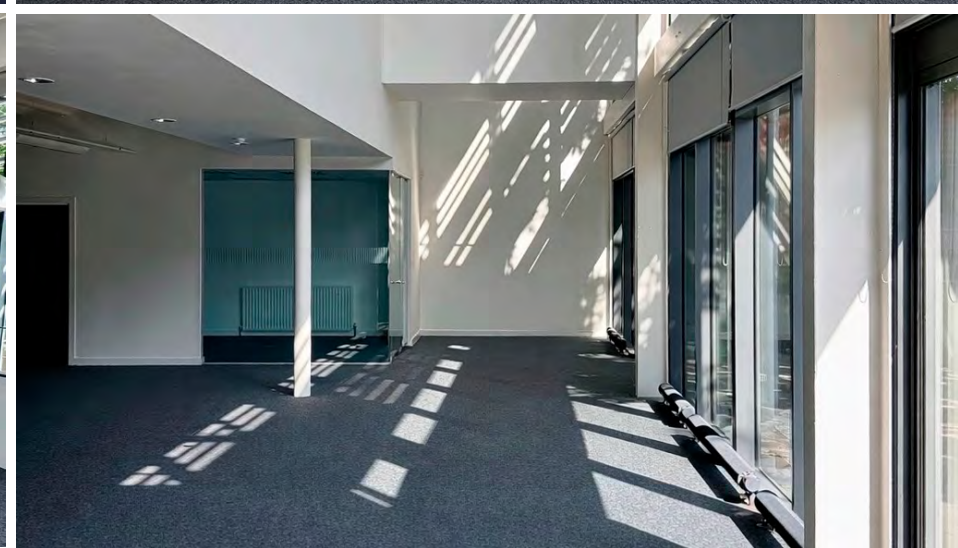
DESCRIPTION

This modern office building offers bright, flexible accommodation designed to suit a wide range of occupiers. Benefitting from floor-to-ceiling windows, the space enjoys excellent natural light and a clean, contemporary feel.

Internally, the property features raised access flooring, allowing easy adaptation for IT, telecoms, and bespoke office layouts. A series of well-appointed meeting rooms provide ready-made space for collaboration, while the second floor includes a feature balcony area, ideal for further office accommodation, breakout use or informal gatherings.

The property is well suited to studio-style accommodation, offering considerable scope for creative workspaces or production areas for film and photography. It could equally serve as small-box storage or light distribution space.

Externally, the property benefits from dedicated on-site car parking, a rare advantage so close to key transport links. The location offers easy access to Belfast city centre and George Best Belfast City Airport, ensuring excellent connectivity for staff and clients alike.



LOCATION

Strategic Harbour Estate position — excellent connectivity

Located at 71 Old Channel Road, the property sits within the established Harbour/Docks area—one of Belfast's most recognised commercial and industrial locations. The setting offers seamless access to the M2/M3 motorway network, Belfast city centre, and the ports, making it an ideal base for a range of businesses.

The wider area is home to a strong mix of industrial, logistics, trade counter, film/creative industries (Titanic Quarter), and commercial occupiers—reinforcing its appeal as a proven business location with robust supply-chain linkages.

Connectivity & Access



Immediate connection to M2/ M3 via the Sydenham Bypass and Nelson Street on-ramps, enabling rapid access to the A12 Westlink, M1, and the wider Northern Ireland road network.



Approx. 5 minutes' drive to Belfast city centre (off-peak), supporting easy staff and client access.



George Best Belfast City Airport is typically 5 minutes by car, offering frequent UK and regional flights—ideal for management and supplier travel.

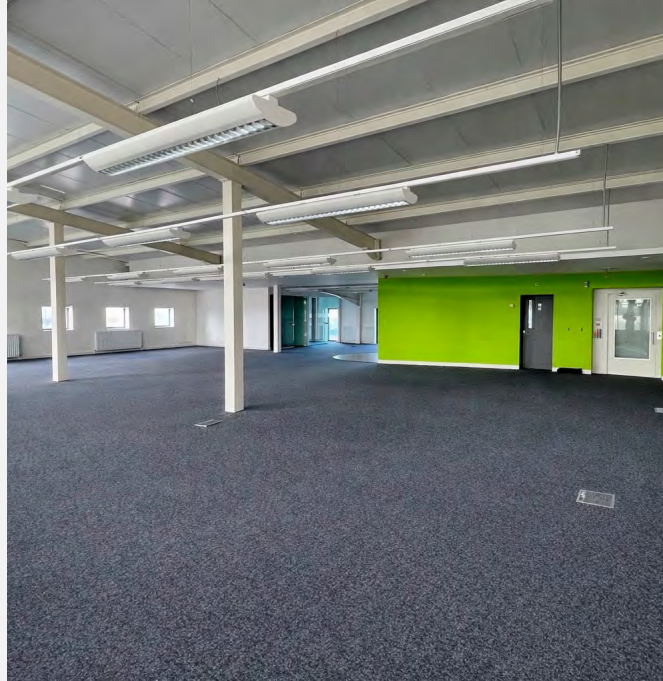


Close proximity to Belfast Port terminals provides efficient freight handling and onward distribution throughout Ireland and Great Britain.



Bus links serve the Harbour Estate and connect to city centre hubs. The property benefits from a highly accessible location directly opposite the Titanic Quarter Rail Stop on the Bangor Line. The station is reached via a dedicated public pedestrian walkway, providing excellent connectivity for commuters and visitors.





FITTED ACCOMMODATION



Flexible accommodation suitable for a wide range of occupiers

Low occupational costs for an incoming owner



Secure site with automatic gates

On-site car parking providing added convenience

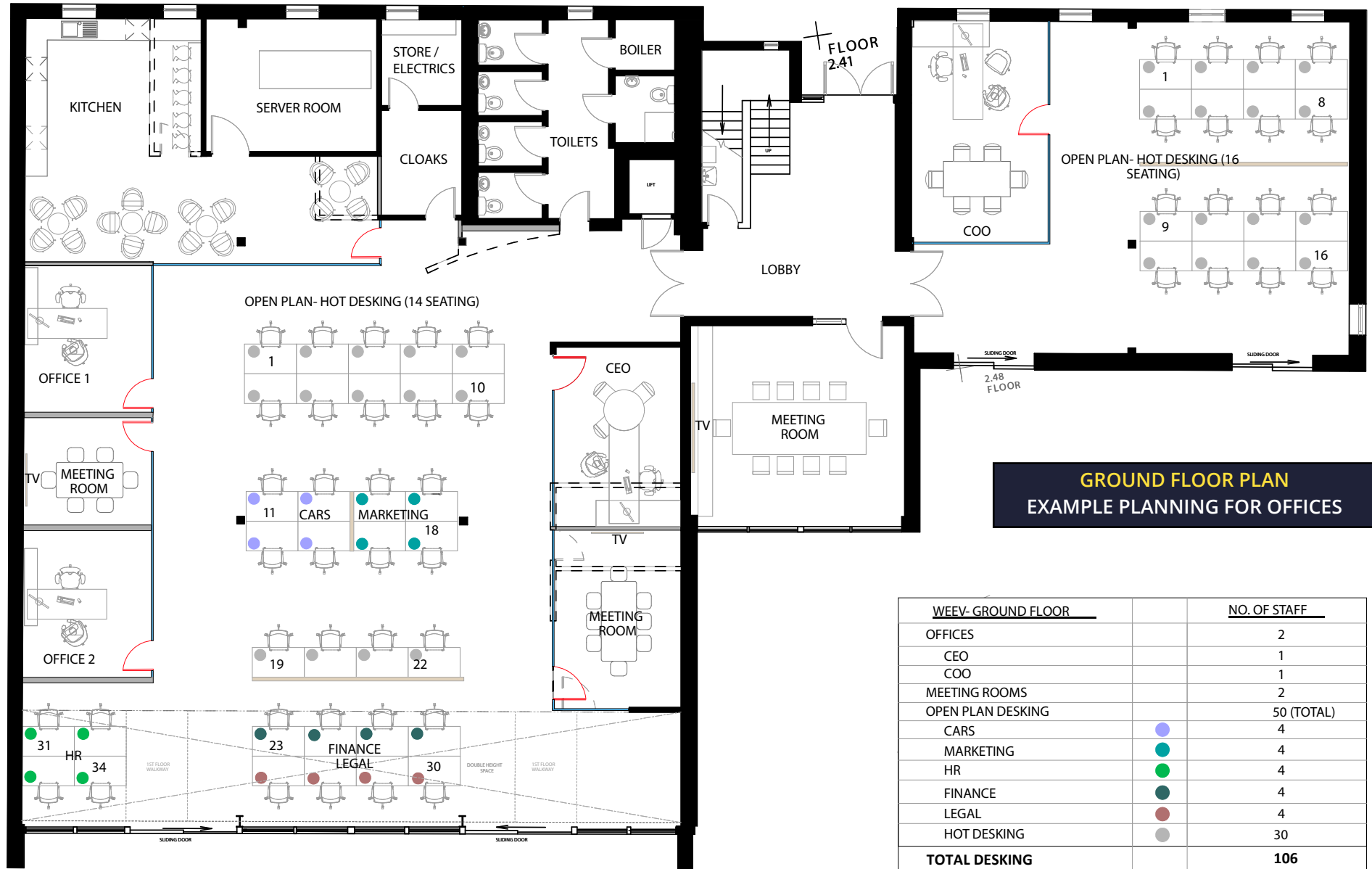


Open-plan layout complemented by dedicated breakout areas

Attractive features including a balcony area and floor-to-ceiling glazing



FLOOR PLANS



GROUND FLOOR PLAN
EXAMPLE PLANNING FOR OFFICES

FLOOR PLANS



FURTHER INFORMATION

Basis of Sale

The property is being offered for sale by Private Treaty.

Guide Price

£595,000 (Five Hundred & Ninety-Five Thousand Pounds Sterling).

Title

The property is held under a lease from BHC dated 1 November 2005, for a term of 125 years commencing on that date, with rent reviews first in November 2008 and every five years thereafter. The lease is subject to an annual ground rent of £10,650.

In addition, there is a Tenancy at Will with BHC at a rent of £1,000 per annum, covering the street parking.

Further information can be made available to interested parties upon request.

EPC

C59. Full EPC certificate available on request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

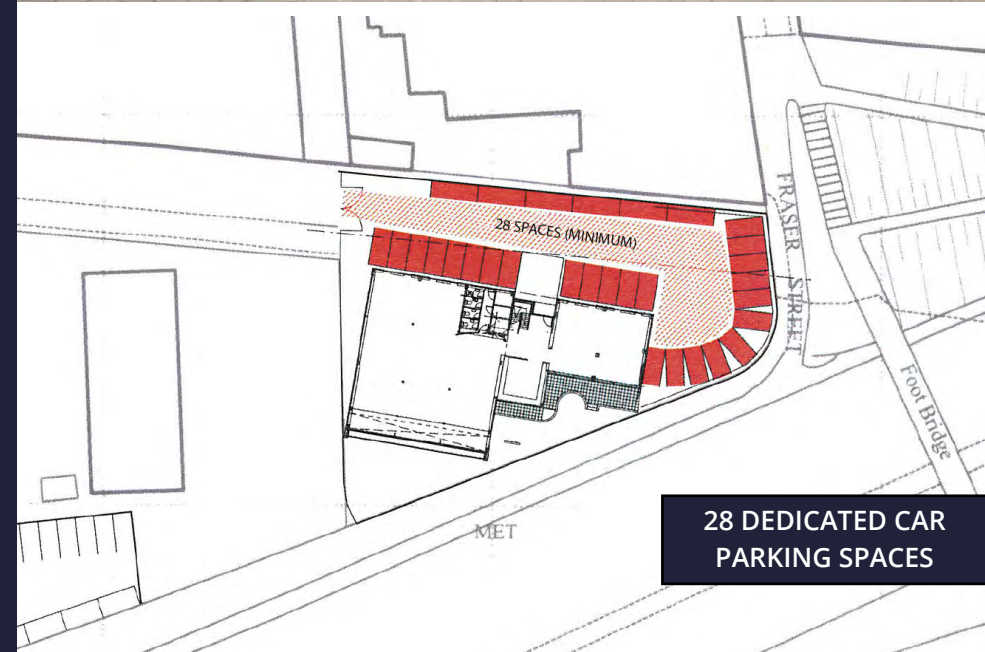
Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£95,100
Estimated Rates Payable 2025/26:	£59,588.90

Accommodation

Description	Sq Ft	Sq M
Ground Floor	5,394	501
First Floor	4,724	439
Total	10,118	940



28 DEDICATED CAR PARKING SPACES



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