

TO LET



Unit 6, 21 Old Channel Road, Belfast, BT3 9DE

**Plug & Play Office Space with Dedicated Car Parking
Available as a Whole or on a Floor by Floor Basis**

savills



Located in a **prime Harbour Estate** location



Modern, high-quality office accommodation which has recently been upgraded



Flexible **open plan** layout with private office/meeting room facilities



Fully fitted and ready for **immediate occupation**



Excellent on-site amenities including **40 dedicated car parking spaces**

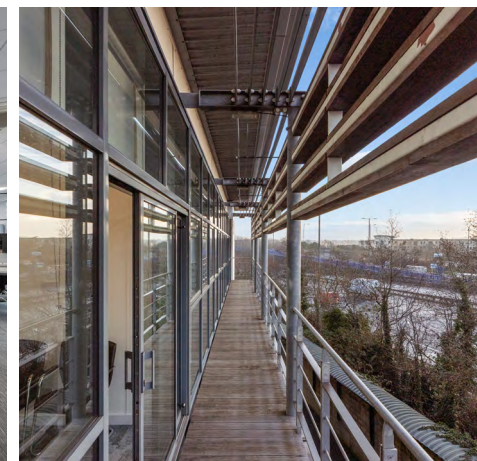
DESCRIPTION

This exceptional office building offers modern, high-quality accommodation finished to an impressive standard throughout. Recent upgrades provide a contemporary working environment and include:

- Raised access flooring
- Suspended ceilings
- Energy-efficient LED lighting
- High-quality internal fit-out
- Air conditioning
- Flexible collaboration space with Condeco booking system
- Reception area
- Attractive balcony area

Designed with flexibility in mind, the building is arranged in an open-plan configuration complemented by a range of meeting space, including two standout boardrooms ideal for hosting clients in a professional setting. Fully fitted and ready for immediate occupation, the building presents an excellent opportunity for businesses seeking to reduce upfront costs while benefitting from a stylish, move-in-ready workspace.

A key advantage of this property is the provision of 40 on-site car parking spaces, offering convenience for staff and visitors alike. Occupiers in the area include Postal Sort, Lagan Specialist Contracting Group, H&J Martin Group and Balloo Hire.



LOCATION

Strategic Harbour Estate position — excellent connectivity

Located at 21 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, 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



Configured to provide workstations
& collaborative areas

Large fully fitted break out areas



Dedicated private meeting pods

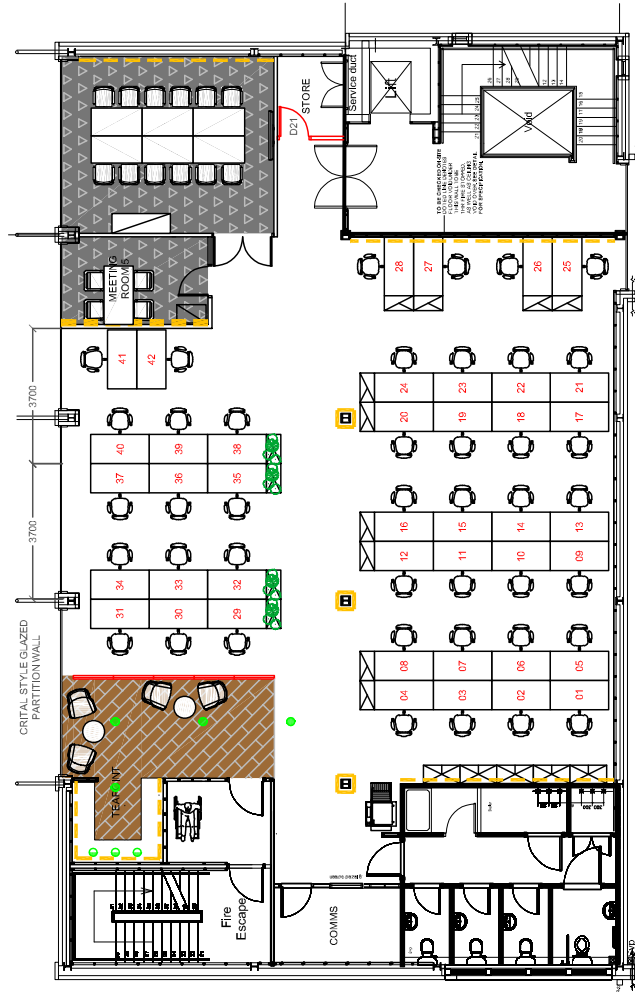
Flexible training and presentation
spaces



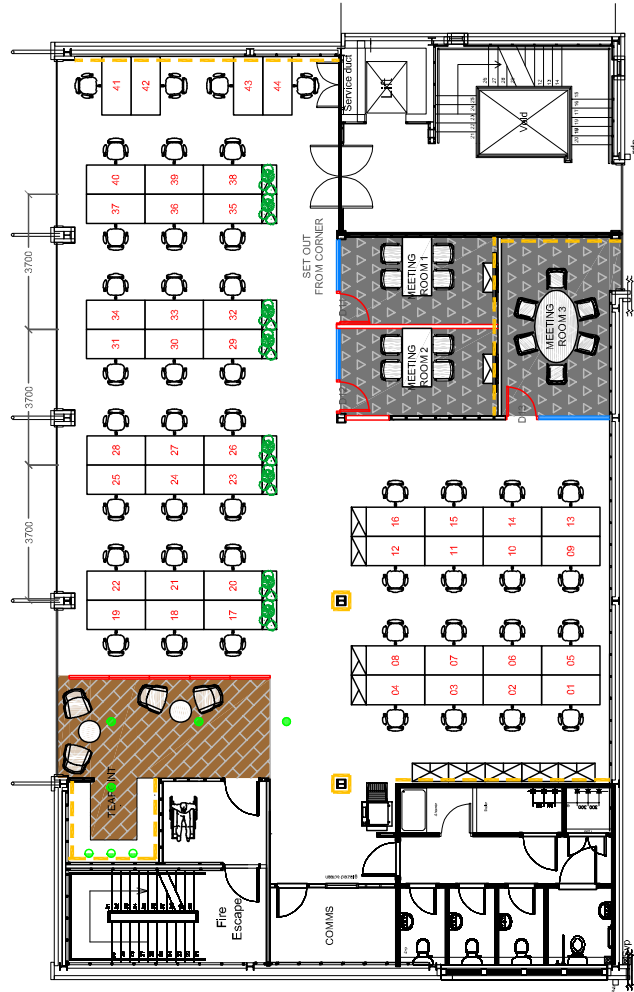
Ready for occupation



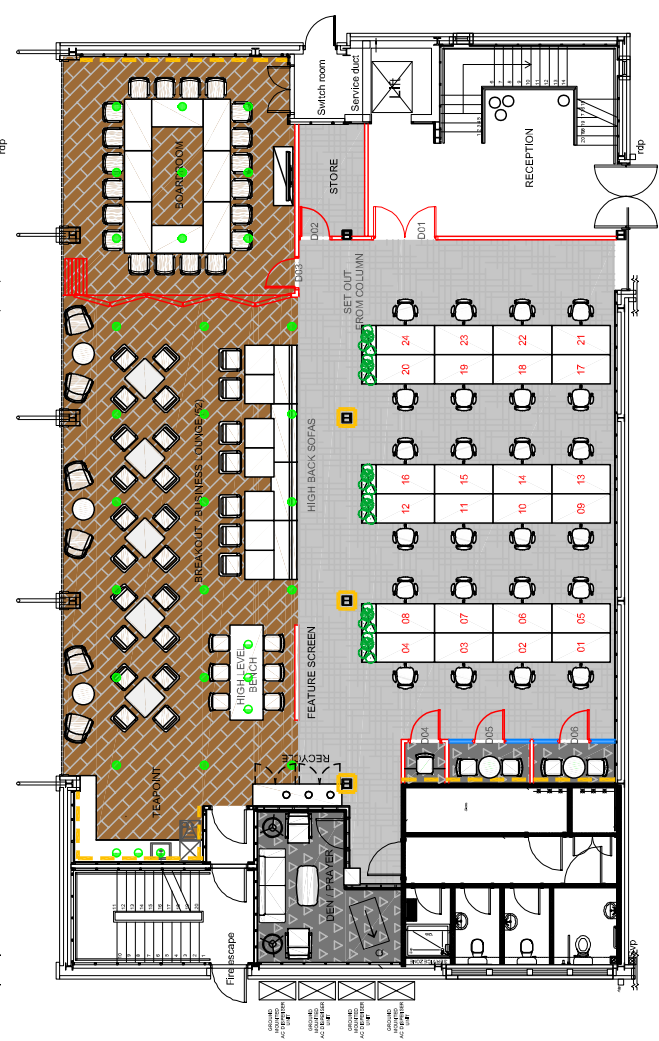
FLOOR PLANS



SECOND FLOOR
42 DESKS



FIRST FLOOR
44 DESKS & CANTINE



GROUND FLOOR
24 DESKS

FURTHER INFORMATION

Lease

The premises are available on a new full repairing and insuring lease.

Title

The property is held under a lease from BHC dated 21st July 2006 for a term of 125 years from 1st January 2006, with rent reviews first in 1st January 2010 and every five years thereafter. The lease is subject to an annual ground rent of £11,026.00.

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

Rent

£15.00 exclusive per sq ft.

To include use of furniture for the term.

Term

By negotiation.

EPC

To be confirmed.

Service Charge

The service charge provision equates to about £4,358.00 pa exclusive.

VAT

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

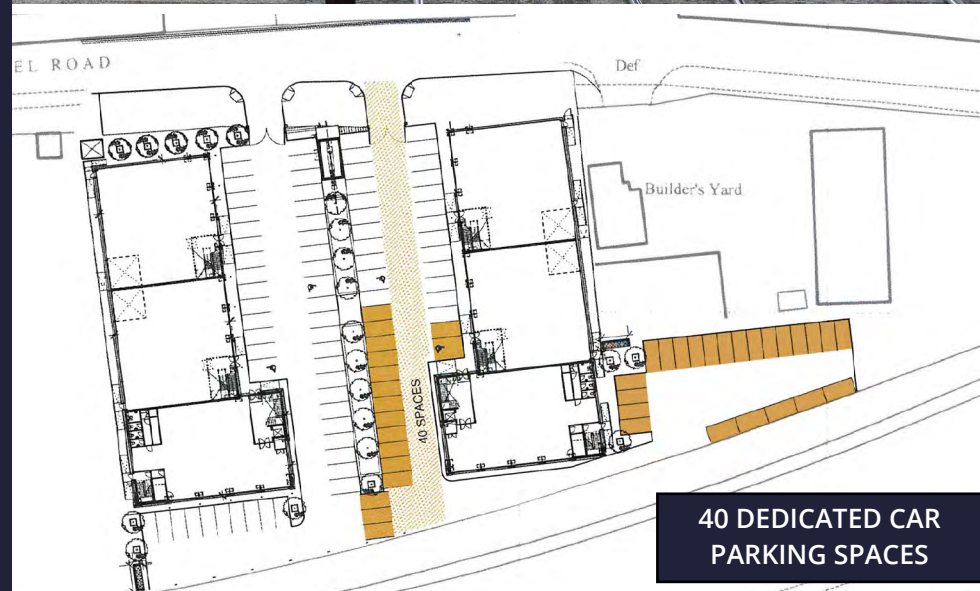
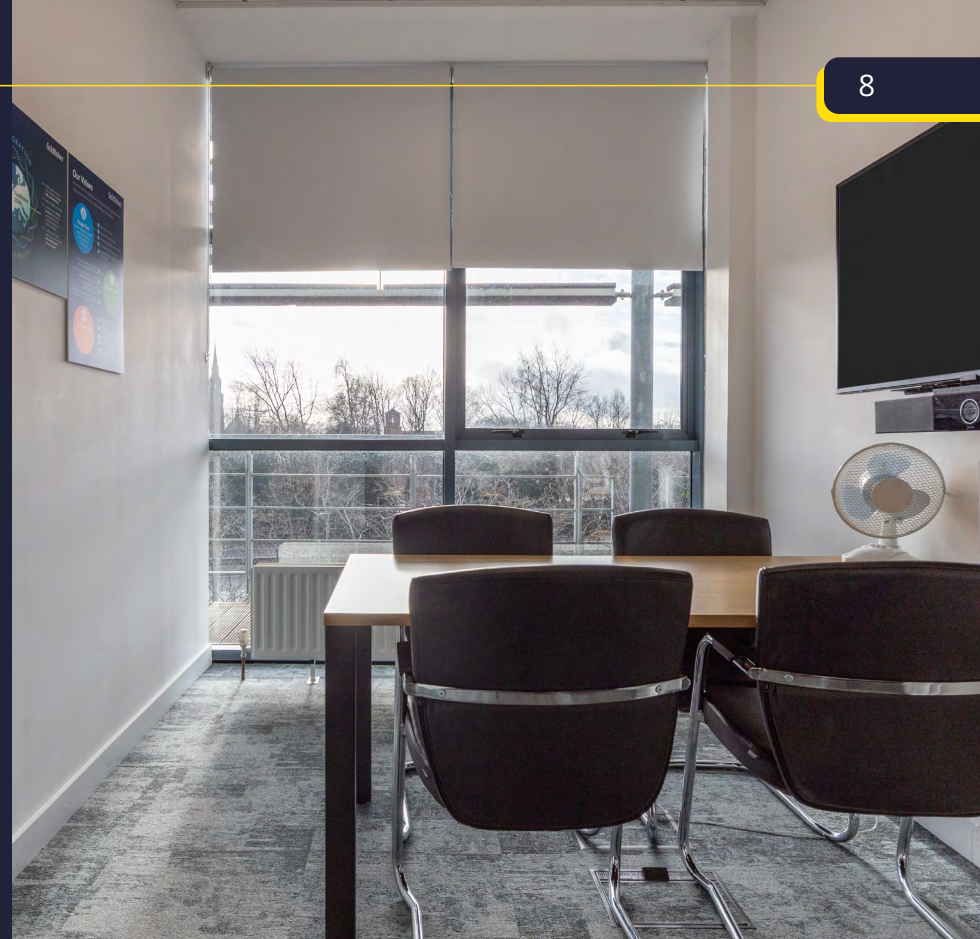
Accommodation

Description	Sq Ft	Sq M
Ground Floor	3,191	296
First Floor	3,195	297
Second Floor	3,195	297
Total	9,581	890

Rates

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

Net Annual Value:	£88,800
Estimated Rates Payable 2025/26:	£55,641.37





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