



**For Sale**

Office / Data Centre

**Trident House, 301 Airport Road West,  
Belfast, BT3 9AE**

For identification purposes only

**Riddell  
McKibbin**

# Office / Data Centre Trident House, 301 Airport Road West, Belfast, BT3 9AE

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## PROPERTY SUMMARY

- Prominent single let office / data centre opportunity located in the Belfast Harbour Estate comprising of 36,956 sq f (3,433 sq. m) and 180 car parking spaces.
- Let to Fujitsu Services Ltd until December 2021 at a current rent of £397,000.
- The site extends to 6 acres (2.43 hectares).
- The property is held long lease for a term of 125 years from 1st December 1992 at an annual ground rent of £240,248.70.
- Opportunity for active asset management.
- We are instructed to seek offers in excess of £1,250,000 (One Million Two Hundred and Fifty Pounds Sterling) for our clients long leasehold interest.

## LOCATION

Belfast is the capital of Northern Ireland and the second largest city on the island of Ireland. The city has a population of 739,000 within its primary catchment area and is approximately 103 miles north of Dublin and 75 miles southeast of Derry/Londonderry.

Belfast has excellent communication links with the rest of the province via the M1 & M2 motorways and benefits from four railway stations. The Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK, and a large number of international destinations.

Trident House occupies a prominent corner site on Airport Road West which sits within the wider Harbour Estate. The Harbour Estate is strategically located and consists of many national and global occupiers such as Phoenix Gas, G4S, Concentrix & Calor Gas. The property is situated 4 miles from Belfast City Centre and is served by George Best Belfast City Airport.

## DESCRIPTION

The subject comprises two standalone buildings providing office accommodation and a data centre on a site of 6 acres. The main building is of traditional block construction and has a pitched roof. The second building is single storey and has a profile metal clad exterior. Internally the properties provide open plan office accommodation and data centre accommodation. The offices are fitted out with carpeted floors, suspended ceiling and recessed fluorescent box lighting. Externally there is car parking for approximately 180 cars.

## TENANCY

The property is let in its entirety to Fujitsu Services Limited until the 12th December 2021 at a passing rent of £397,000 pa reflecting £10.74 per sq ft overall. The tenant in addition pays the ground rent. Fujitsu Services Holdings PLC act as a guarantor for the tenant.

## ASSET MANAGEMENT OPPORTUNITY

There is the potential opportunity to develop an additional building on site subject to planning permission and other necessary consents. Indicative outline shown aside.



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## FLOOR AREAS

We understand the properties provide the following Net Internal Areas:

Area		Sq Ft	Sq M
Phase One	Ground Floor	20,179	1,875
	First Floor	7,666	712
Phase Two	Ground Floor	9,111	846
<b>Total</b>	<b>36,956</b>		<b>3,433</b>

## RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £387,500. The rate in the £ for 2021/22 £0.5431 and payable to £210,469

## TITLE

The property is held on a 125 year long leasehold title from 1st December 1992 at an annual rent of £240,248.70. Further details available upon request.

## VAT

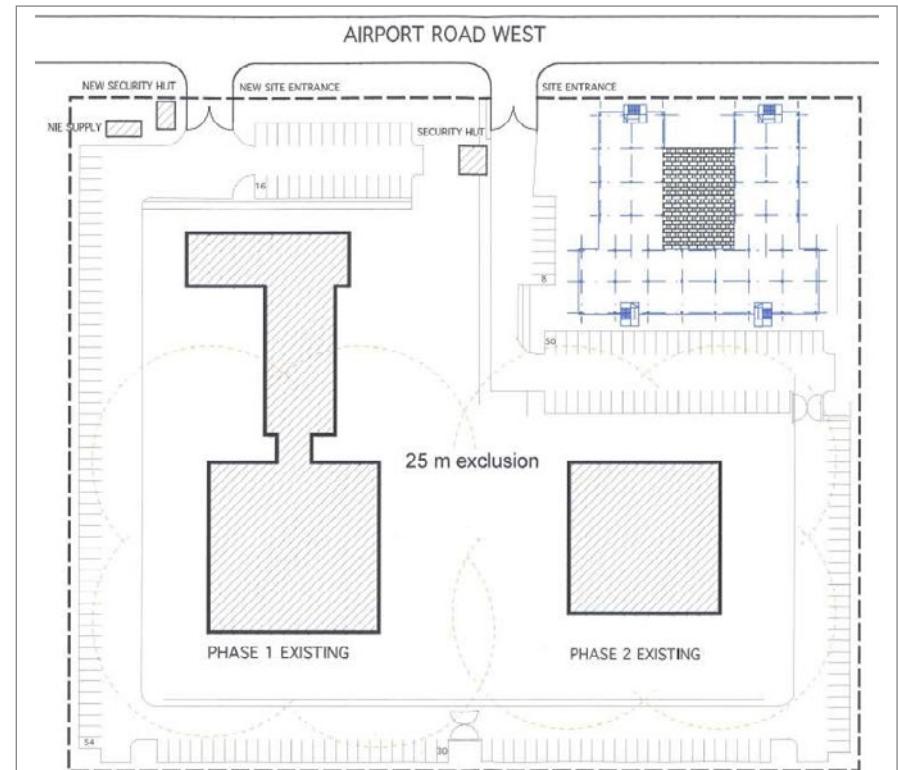
All prices are quoted exclusive of VAT, which may be payable..

## EPC - C72

A copy of the EPC Certificate is adjacent and full copy can be made available on request.

## ASKING PRICE

We are instructed to seek offers in excess of £1,250,000 (One Million, Two Hundred and Fifty Pounds Sterling) for our client long leasehold interest.



## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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