



For identification purposes only

For Sale

Income Producing Film Studios
**Titanic Studios, Queens Road,
Belfast BT3 9DU**

**Riddell
McKibbin**

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PROPERTY SUMMARY

- 42,000 sq ft building currently utilised as film studios
- Immediately adjacent to the Painthall Studios
- Currently let under licence to HBO.

LOCATION

The property is located on Queens Road, approximately 1.5 miles East of Belfast City Centre and is adjacent to The Painthall Studio, TEC Belfast, Amazon Distribution Hub, The Innovation Centre, Science Park, Arc Apartments, Premier Inn, PRONI Office, Citi Bank HQ and Olympic House, currently under construction. Sydenham Road and Airport Road to the East has experienced considerable development in recent years. Sydenham Road is now home to Audi and Porsche dealerships. The primary land uses in the wider area are H&W and Spirit AeroSystems Holdings (formerly Bombardier).

DESCRIPTION

The subject comprises what is known as MacQuitty and Hurst Stages set within a 42,000 sq ft standalone steel portal framed building, situated directly adjacent to the Titanic slipway and Victoria Wharf on the eastern side of the River Lagan, where it meets Belfast Lough.

The MacQuitty and Hurst Stages are two purpose-built sound stages located within Titanic Quarter's studio complex (see plan below). They incorporate a high-performance acoustic fabric (NC25), high-level walkways and rigging gantries with power and lighting to suit the full spectrum of film and TV production uses.

The building was completed in 2012 and HBO, under various subsidiary entities, have been in continuous occupation since then.

The space comprises:

- Two large clear span studios
- The 2 stages are connected by a large acoustic door allowing for a combined use as one large space of 42,000 sq. ft.
- 3.8 MVA mains power shared access throughout the studio space
- 240v and 3 phase power

RATES

The current NAV for the studios is £115,402.00. The current rate in the pound 2021/22 for Belfast is 0.543147 making the current rates payable £62,680.25.

ACCOMMODATION

The studio comprises a gross internal area of 3,902.25 sq m (42,000 sq ft) and an eaves height of 13.1 metres (43 ft).

TENURE

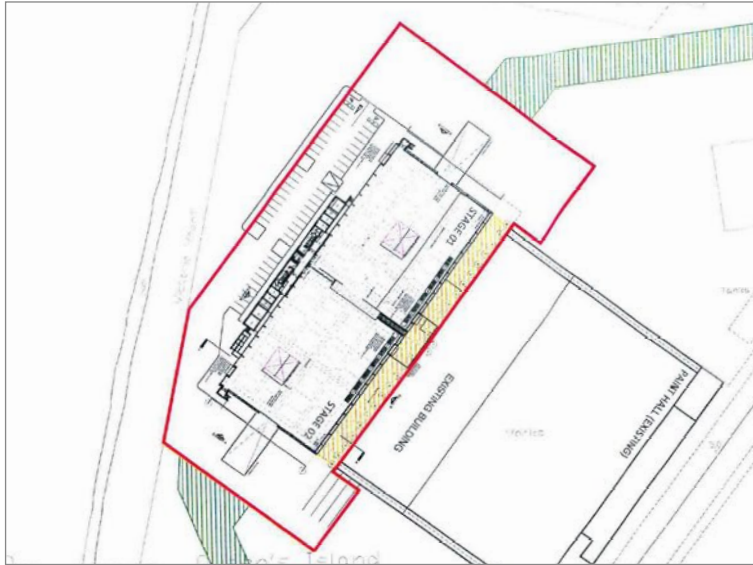
The subject sits on a total of 3 acres (1.21 hectares) and is held by way of a 250-year lease (from 2012) from Belfast Harbour Commissioners (BHC) on Peppercorn rent.



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OCCUPANCY

The MacQuitty and Hurst Stages are currently occupied by HBO. A copy of the agreement can be made available upon request. We can provide details of annual income since 2012 upon request.

VAT

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

EPC - B29

A copy of the EPC is available upon request.

PRICE

Offers invited.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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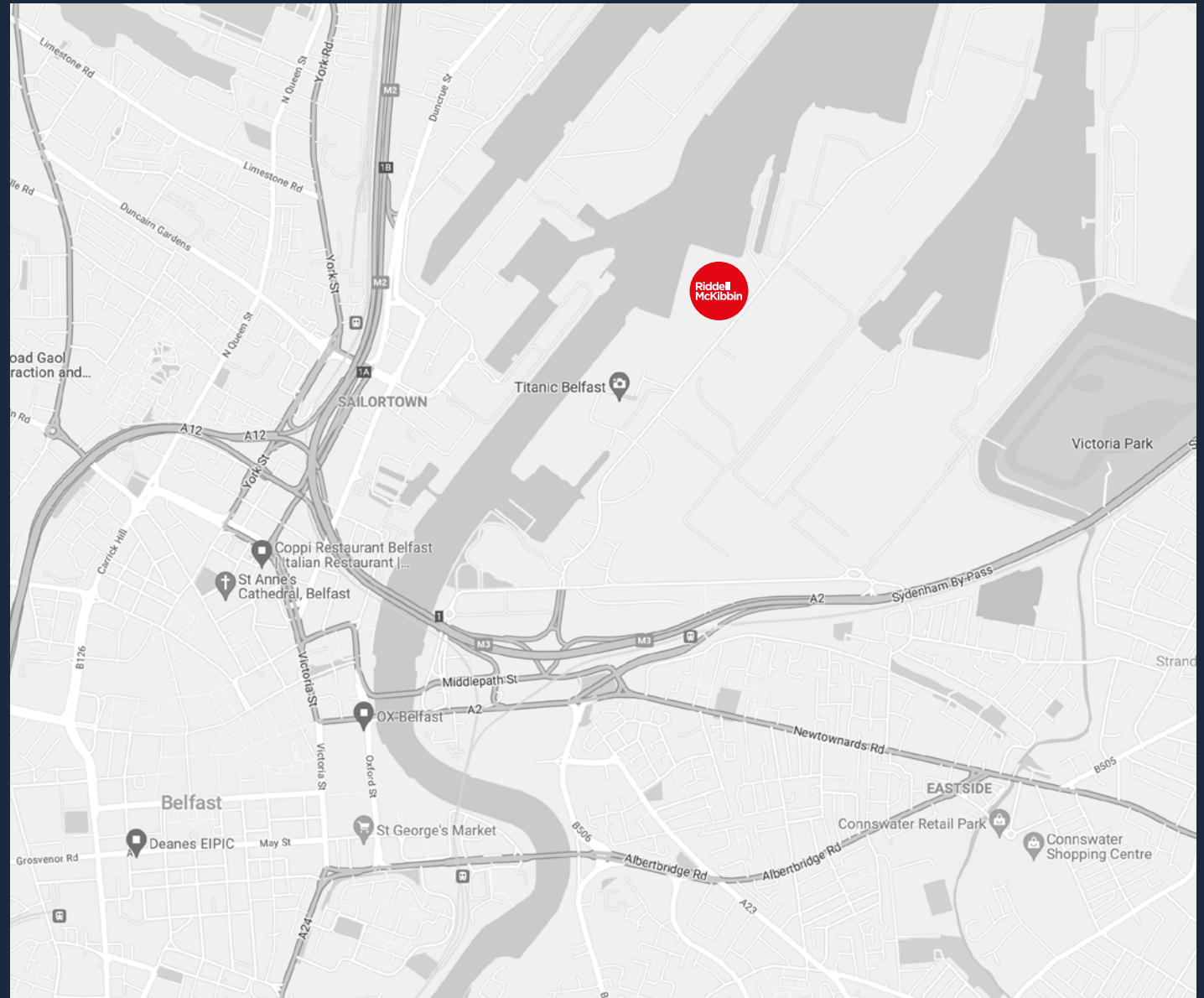
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