

## 140 North Queen Street



- ✓ Close to M1, M2 & M3
- ✓ 24hr Access to the site
- ✓ Free on site parking
- ✓ Conference facilities
- ✓ 5 mins to Belfast Dock 5
- ✓ mins walk to University
- ✓ 24hr security
- ✓ Waste facilities on site

**Monthly Rent: £ POA      Unit Size: 891 Square Feet**

For viewings contact Sarah on 02890 747470

The property occupies a highly accessible location on the northern approaches to Belfast, approximately 1.5 miles from the Citycentre.

The property is located in close proximity to the M2 Motorway providing excellent transport linkages to the M1, M2 and the wider motorway network. In addition, Yorkgate railway station is located less than half a mile away.

The immediate area comprises a mix of residential and commercial uses with Cityside Retail and Leisure Park located approximately 0.50 miles from the Business Centre.

North City Business Centre is a purpose built, edge of town business park comprising c. 45,000 sq. ft. of commercial accommodation offered over a range of offices, workshops and trade counter units. The business centre benefits manned security, and the site is monitored 24 hours a day and has a generous provision of onsite car parking. The property comprises an open plan office/retail area, with 2 small rooms to the rear. The office benefits from plenty of natural light. A toilet and kitchen area is at the rear of the building.

If you would like to arrange a viewing of any of the available units, please email: **sarah.smith@north-city.co.uk** or alternatively call our offices on **028 9074 7470**.

**\*price does not include VAT, which will be added at 20%**