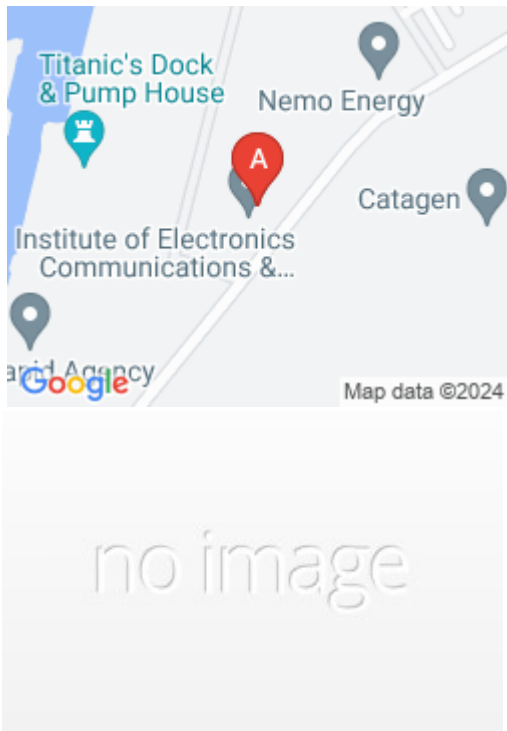


Northern Ireland Science Park

Belfast BT3 9DT



This science park is a commercial and research-driven centre for knowledge-based enterprises and is located approximately 2 miles or 5 minutes' drive from Belfast city centre. The park extends to 24 acres of Queen's Island within Belfast's Titanic Quarter, and benefits from excellent road access to the motorway network and is also within easy reach of George Best airport, Belfast international airport and Belfast port.

This centre provides over 210,000 sq ft of office or laboratory accommodation. The property consists of three main buildings linked together with two glazed hinges. The park offers occupiers Tier One Internet and Telephony Gateways to the site via carrier neutral infrastructure. Occupiers can also avail of ICT and telephony packages enabling companies to occupy and commence operations quickly without capital investment. The available space is suitable for both office and laboratory use, There are five floors of 10,000 sq ft each, available as a whole or individually. The building has extensive internal risers and a structural flat roof capable of accommodating specialist plant equipment if required. Floors can be divided from 2,000 sq ft on terms of up to 10 years. There is an option for tailored fit-out to provide turnkey solutions.

transport links

Underground	SUBWAY Belfast
Train Station	SUBWAY Belfast
Road Link	N/A
Airport	George Best Belfast City Airport

Leased Spaces

- **Price :** Â£13 pcm
- **Min Price :** Â£13 pcm
- **Total Size :** 50000 sq ft