

**TO LET**

**GROUND FLOOR, NORTH TOWER, 31 CLARENDON DOCK, BELFAST, BT1 3BG**

**MODERN SELF-CONTAINED GROUND FLOOR OFFICE SUITE OF C 3,856 SQ FT.**

**WITH 4 CAR PARKING SPACES**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY



# Lisney

COMMERCIAL REAL ESTATE

## BRIEF

Excellent self contained office suite

Ground floor suite with own door access comprising 3,856 sq ft

4 car parking spaces

Excellent access to the Motorway network

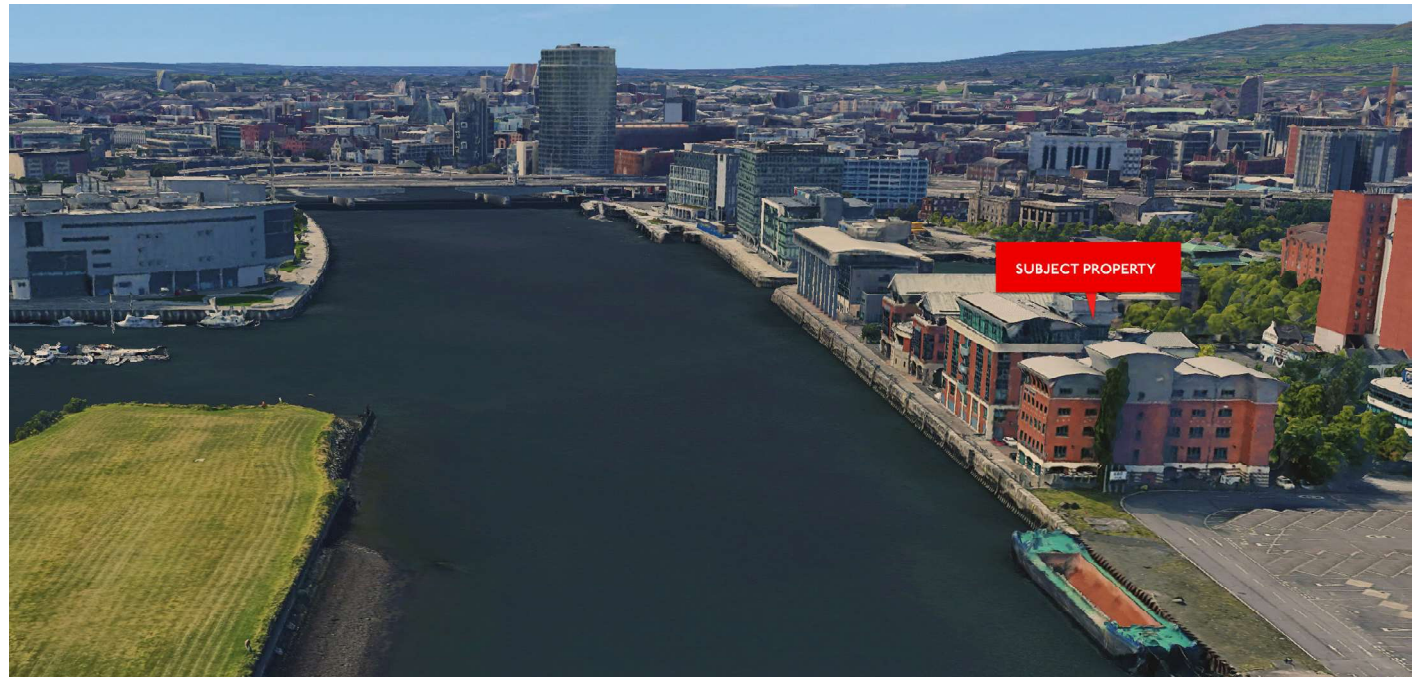
### LOCATION

Clarendon Dock has developed as one of Belfast's most prestigious business locations as a result of significant investment and rejuvenation of the Lagan side waterfront.

The location provides an attractive environment with cobbled tree lined streets, landscaping and views over the River Lagan.

Clarendon dock is highly accessible from the motorway networks and within walking distance of the city centre and public transport links.

Occupiers in the vicinity include, Capita, Lagan Group, Council for the Curriculum, Examinations and Assessment (CCEA) and Belfast Telegraph.



ACCOMMODATION

| Description  | Sqft  |
|--------------|-------|
| Ground Floor | 3,856 |

DESCRIPTION

A modern self-contained office building providing Grade A space on the GF arranged with various internal glass / partitioned offices and open plan areas.

The specification includes:

- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Toilet facilities
- Kitchen area
- Alarm System
- Gas heating

There are also 4 car parking spaces available with the building.









## RATES

Ground Floor

NAV: £57,400

Rate in £ 25/26: 0.626592

Rates Payable 25/26 £35,966.38

## RENT

£10 psf.

## VAT

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

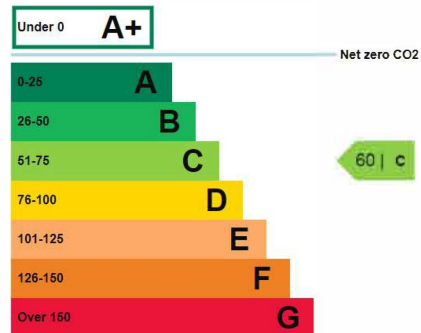
## EPC

The property has an energy performance rating of C-60.

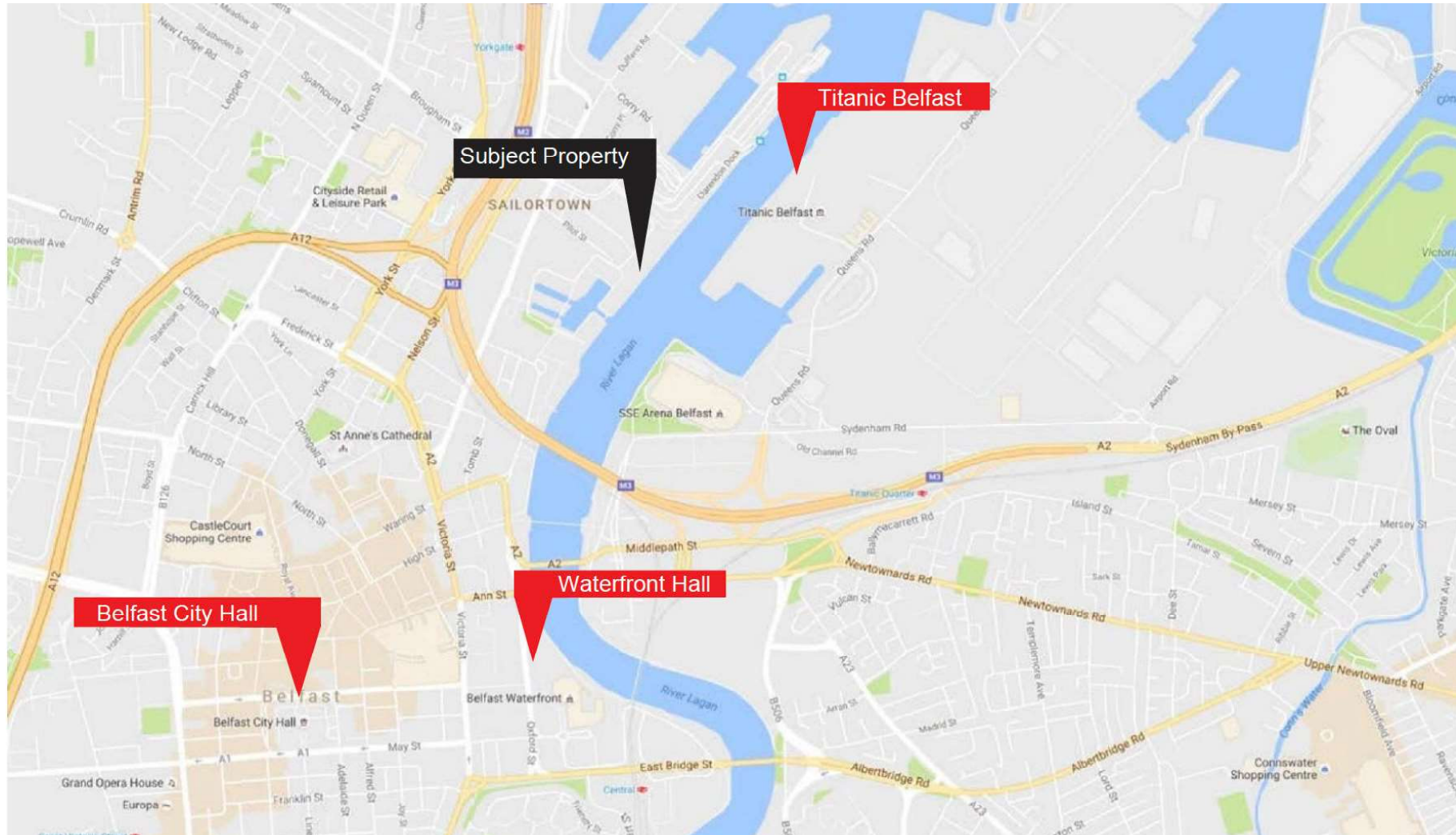
A full certificate is available upon request.

### Energy efficiency rating for this property

This property's current energy rating is C.



## LOCATION



**Lisney**  
COMMERCIAL REAL ESTATE

**For further information:**

**Lynn Taylor: 028 9050 1556 / 07813 020 181**

**[ltaylor@lisney-belfast.com](mailto:ltaylor@lisney-belfast.com)**

Viewing Strictly by appointment with the sole letting agent Lisney.

**Lisney Commercial Real Estate**

**3rd Floor, Montgomery House,  
29-33 Montgomery St., Belfast, BT1 4NX**

**Tel: 028 90 501 501**

**Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)**

**lisney.com**   

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