



TO LET

FIRST FLOOR, 33 CLARENDON DOCK, BELFAST, BT1 3BG

FIRST FLOOR GRADE A OFFICE SUITE COMPRISING 4,520 SQ. FT. WITH 8 CAR PARKING SPACES

Lisney

Features

- Excellent first floor office suite.
- Comprising c. 4,520 Sq.Ft.
- 8 car parking spaces.
- Excellent access from 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

4,520 Sq.Ft. approximately.







Description

A modern self-contained Grade A office suite on the first floor comprising various offices/meeting rooms and open plan workspace.

The suite also benefits from excellent natural light on all elevations.

The specification includes:

- ♦ Feature entrance foyer
- ♦ Intercom/swipe access to the suite
- ♦ Air conditioning
- ♦ Cat 6 cabling
- ♦ Carpeted, raised access flooring
- ♦ Suspended ceiling with recessed lighting
- ♦ Large Kitchen area
- ♦ Toilet facilities
- ♦ Gas heating
- ♦ 24/7 access with on-site security personnel Monday-Friday
- ♦ CCTV

There are also 8 car parking spaces available with the suite.

Repairs & Insurance

The space will be let on effective full repairing and insuring terms by way of service charge recovery.



Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

Rent

Upon application.

Term

By way of negotiation.

Rates

We have been advised by Land and Property Services of the following;

Net Annual Value	£53,400
Rate in the £ 22/23	£ 0.551045
Payable 22/23	£29,426

V.A.T

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





Contact

Strictly by appointment with the sole letting agents.
For further information please contact:

Lynn Taylor

028 90 501 556 / 078 13020 181

ltaylor@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com

