

**TO LET**

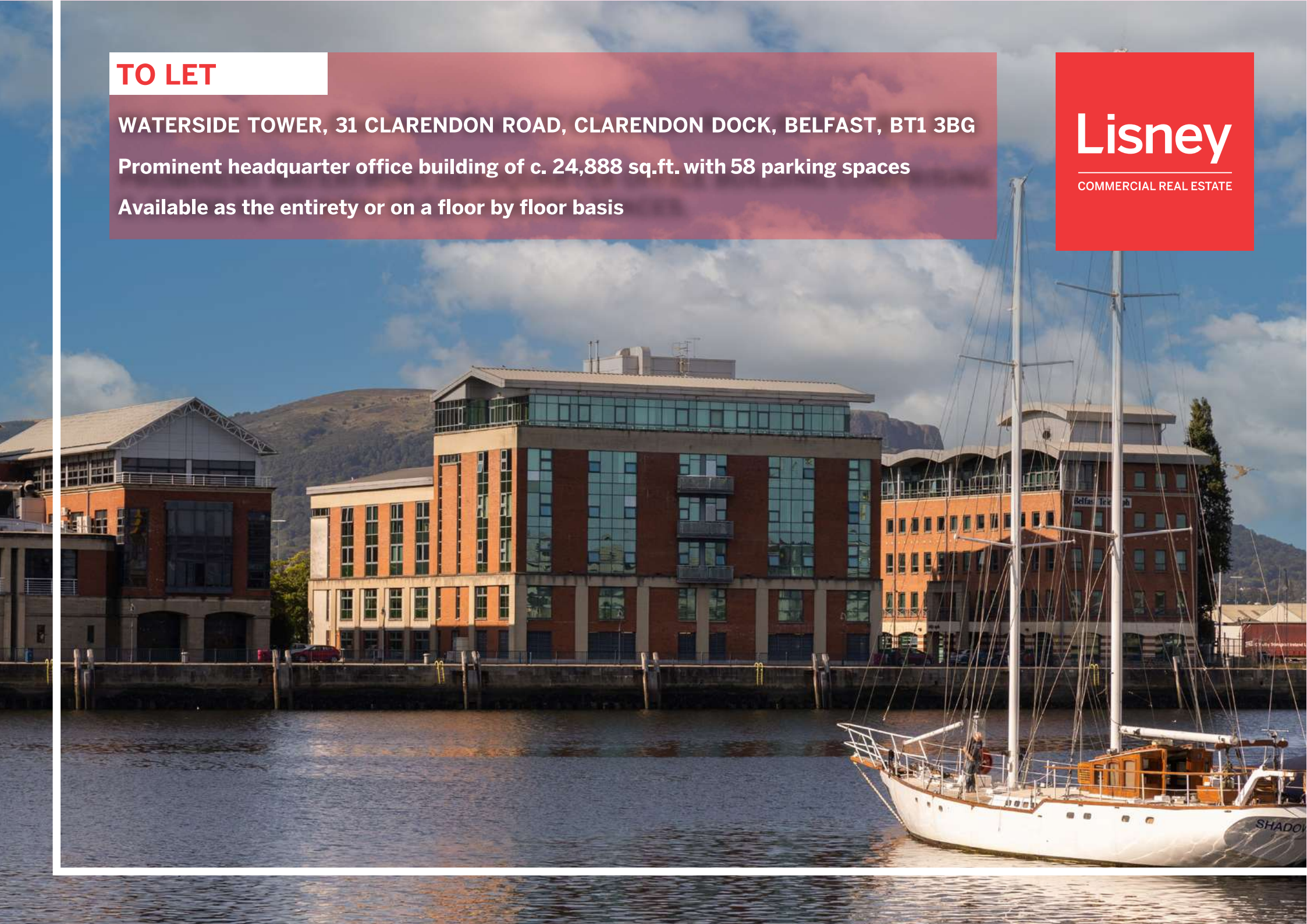
**WATERSIDE TOWER, 31 CLARENDON ROAD, CLARENDON DOCK, BELFAST, BT1 3BG**

**Prominent headquarter office building of c. 24,888 sq.ft. with 58 parking spaces**

**Available as the entirety or on a floor by floor basis**

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## FEATURES

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Prominent Riverside office building

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Comprising c. 24,888 sq.ft. over 5 floors

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Available in the entirety or on a floor by floor basis

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58 dedicated car parking spaces

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Surrounding occupiers include Belfast Telegraph, CCEA, Baker McKenzie and UTV

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Excellent access from the Motorway network and a range of retail, leisure and service amenities.

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Just an 8 minute walk from the newly refurbished York Street Train Station

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FANTASTIC WATERFRONT ASPECT  
WITH VIEWS OF THE RIVER LAGAN  
AND TITANIC BELFAST

## LOCATION

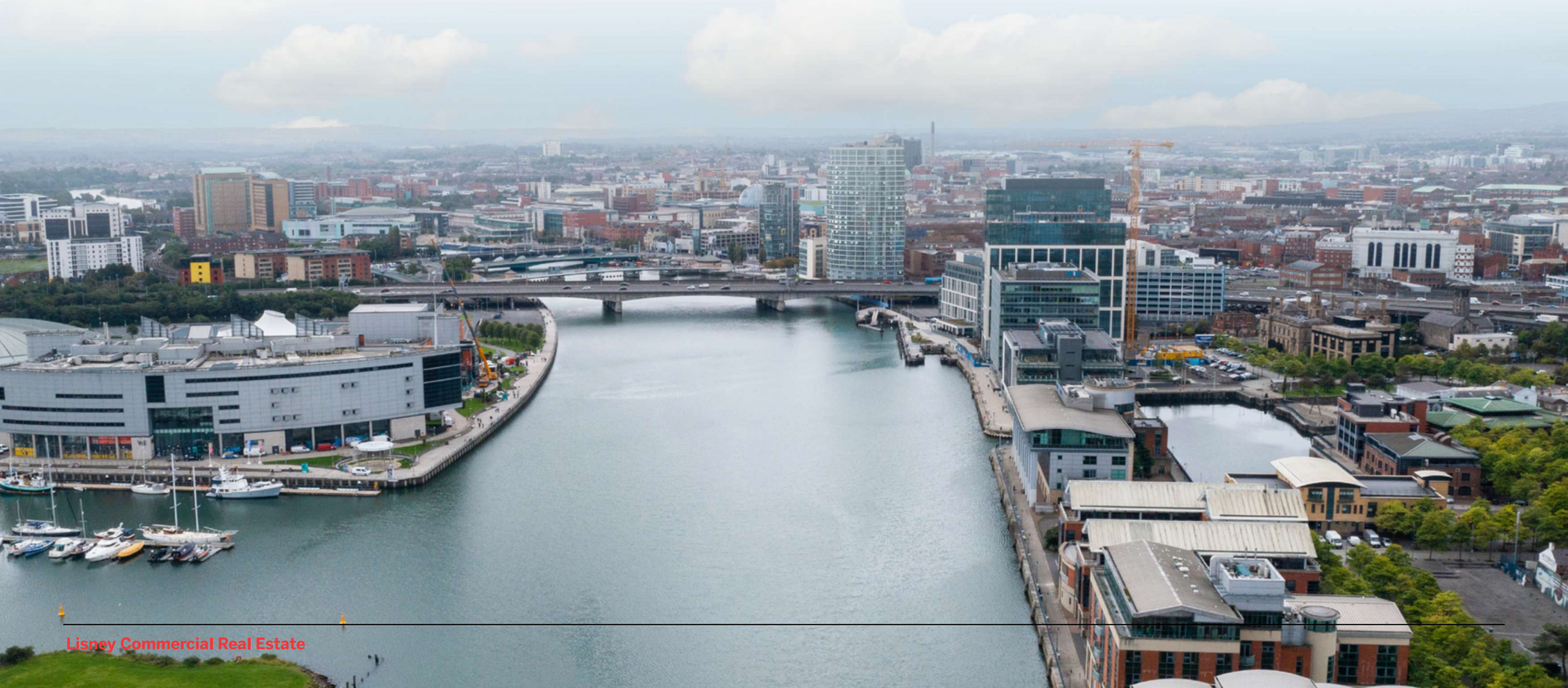
Clarendon Dock has developed as one of Belfast's most prestigious business locations as a result of significant investment and rejuvenation of the Lagan-side Waterfront.

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

There is an NCP multi-story car park offering 911 spaces along with the recently opened AC Hotel by Marriott, both a mere 3-minute walk from the office.

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), Belfast Telegraph, BSO, Baker McKenzie and UTV.





## LOCATION

- |    |                 |     |                            |     |                     |
|----|-----------------|-----|----------------------------|-----|---------------------|
| 1. | M2 Motorway     | 6.  | Lanyon Place Train Station | 11. | Ulster University   |
| 2. | Belfast Docks   | 7.  | Waterfront                 | 12. | M1 Motorway         |
| 3. | Titanic Belfast | 8.  | AC Hotel by Marriott       | 13. | Belfast City Centre |
| 4. | SSE Arena       | 9.  | NCP car park (911 spaces)  | 14. | City Hall           |
| 5. | River Lagan     | 10. | Victoria Square            |     |                     |



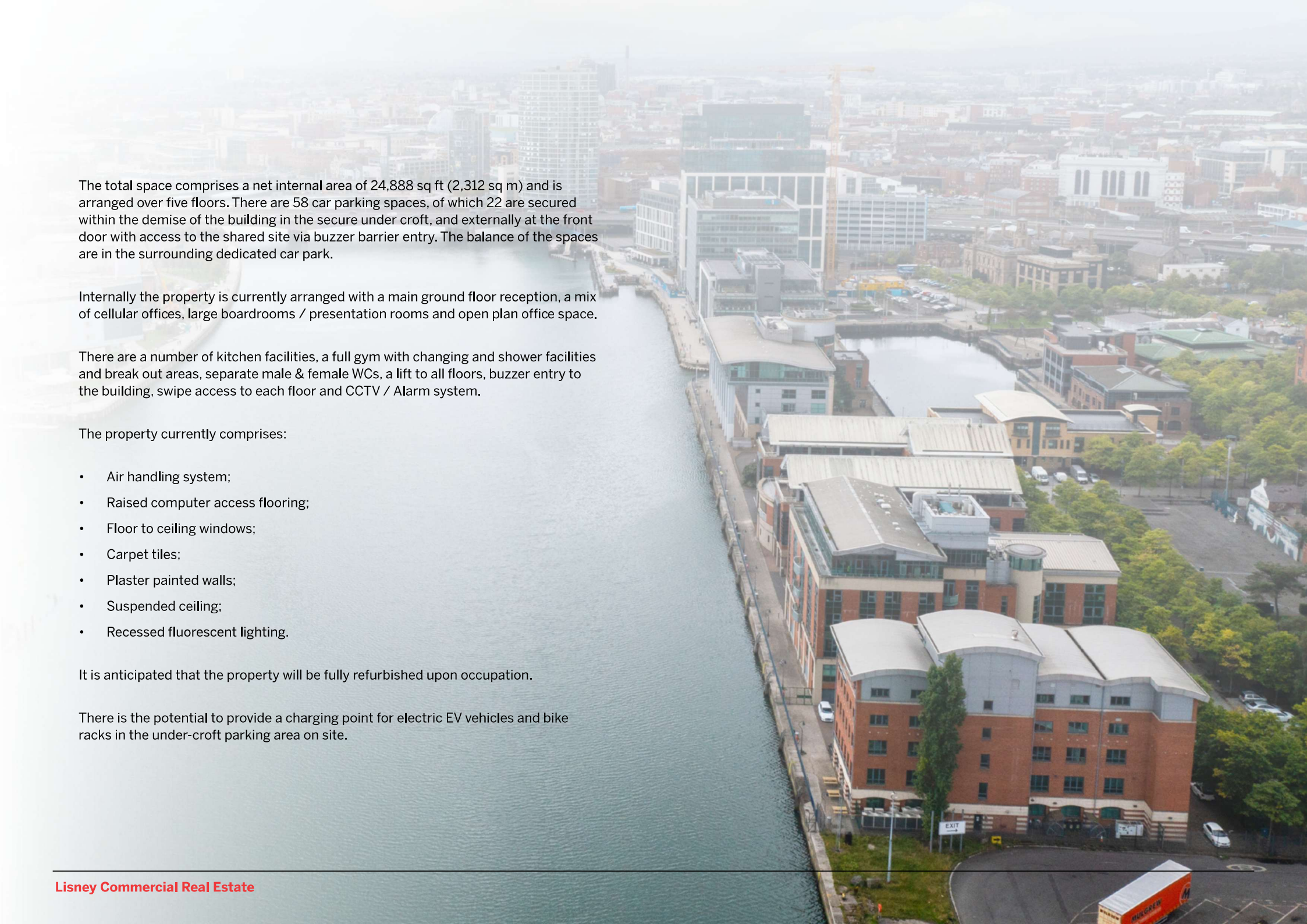
# Waterside TOWER

Clarendon Dock, Belfast

## DESCRIPTION

Waterside Tower comprises a prime office building with fantastic waterfront views, facing directly onto the River Lagan and over to Titanic Belfast.

The outlook afforded from all floors is unrivalled in the area.

An aerial photograph of a city waterfront. A wide canal or river flows from the foreground towards the background. On the right bank, there are several modern, multi-story buildings with large windows and flat roofs. A tall yellow construction crane is visible in the background. The city extends into the distance with various other buildings and greenery. The sky is overcast and hazy.

The total space comprises a net internal area of 24,888 sq ft (2,312 sq m) and is arranged over five floors. There are 58 car parking spaces, of which 22 are secured within the demise of the building in the secure undercroft, and externally at the front door with access to the shared site via buzzer barrier entry. The balance of the spaces are in the surrounding dedicated car park.

Internally the property is currently arranged with a main ground floor reception, a mix of cellular offices, large boardrooms / presentation rooms and open plan office space.

There are a number of kitchen facilities, a full gym with changing and shower facilities and break out areas, separate male & female WCs, a lift to all floors, buzzer entry to the building, swipe access to each floor and CCTV / Alarm system.

The property currently comprises:

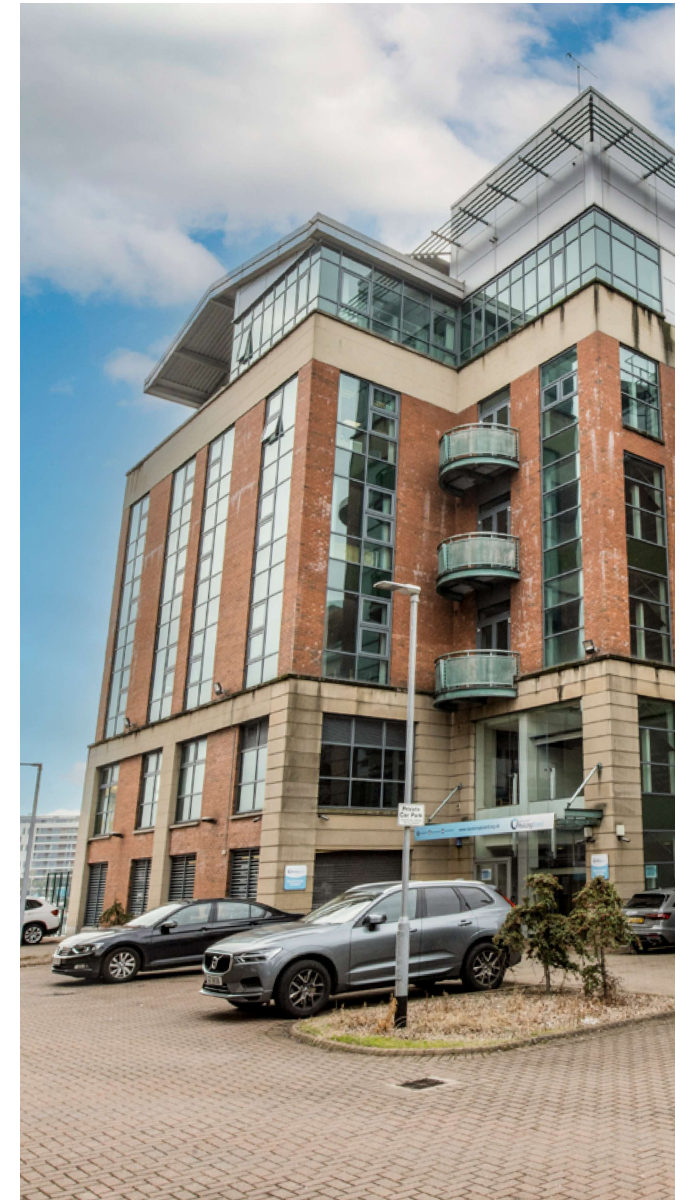
- Air handling system;
- Raised computer access flooring;
- Floor to ceiling windows;
- Carpet tiles;
- Plaster painted walls;
- Suspended ceiling;
- Recessed fluorescent lighting.

It is anticipated that the property will be fully refurbished upon occupation.

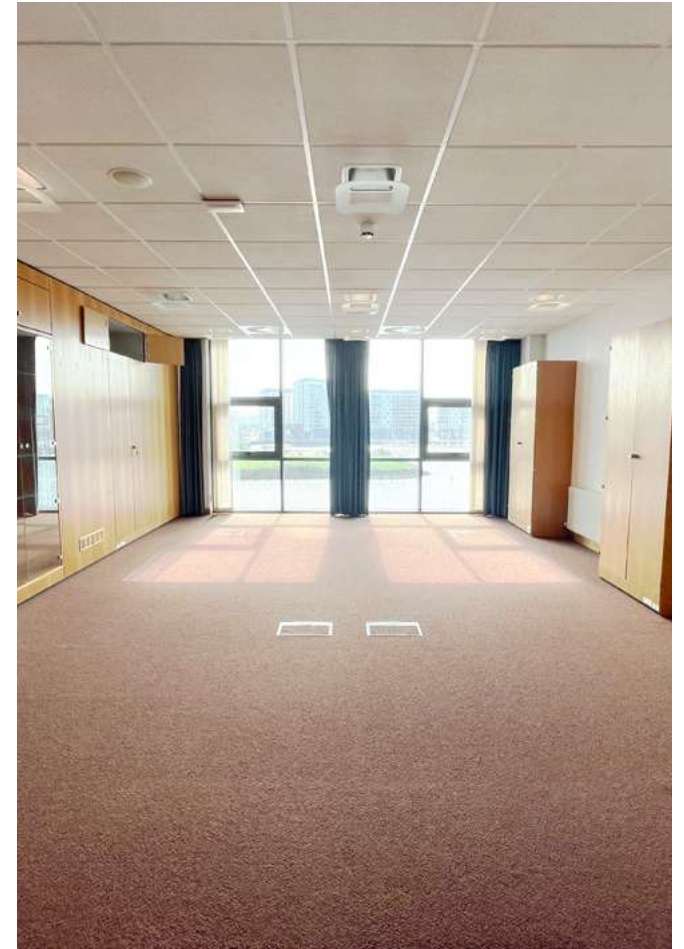
There is the potential to provide a charging point for electric EV vehicles and bike racks in the under-croft parking area on site.



Images for entire property. Photographs for indicative purposes only.



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# Waterside TOWER

Clarendon Dock, Belfast

ACCOMMODATION

Floor	Size Sq. Ft.	Size Sq. M.
Ground	477	44.4
1st	5,149	478.4
2nd	5,156	479.0
3rd	5,287	491.2
4th	5,081	472.0
5th	3,737	347.2
TOTAL	24,888	2,312

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of the internal and external common areas.

BUILDING INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium, which for the year 2022/23 is approx. £3,500 plus VAT.

RATES

NAV	£339,000
Rate in the £	0.626592
Rates payable 2025/26	£212,400

RENT

£10 per Sq. Ft. per annum.

RENT REVIEWS

Periodic rent reviews.

REPAIRING OBLIGATIONS

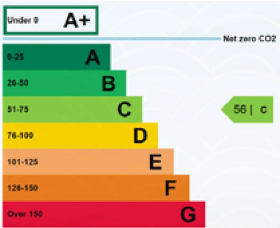
The space will be let on effective full repairing and insuring terms.

VAT

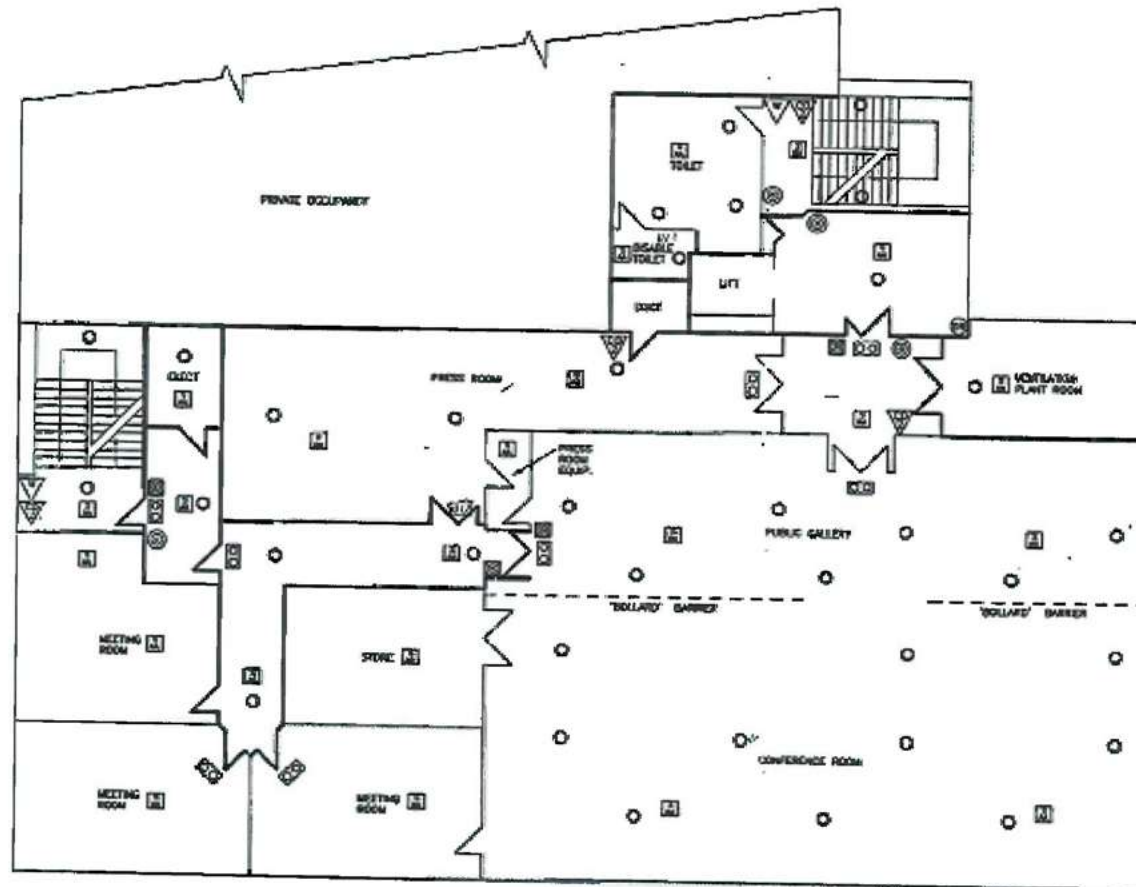
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

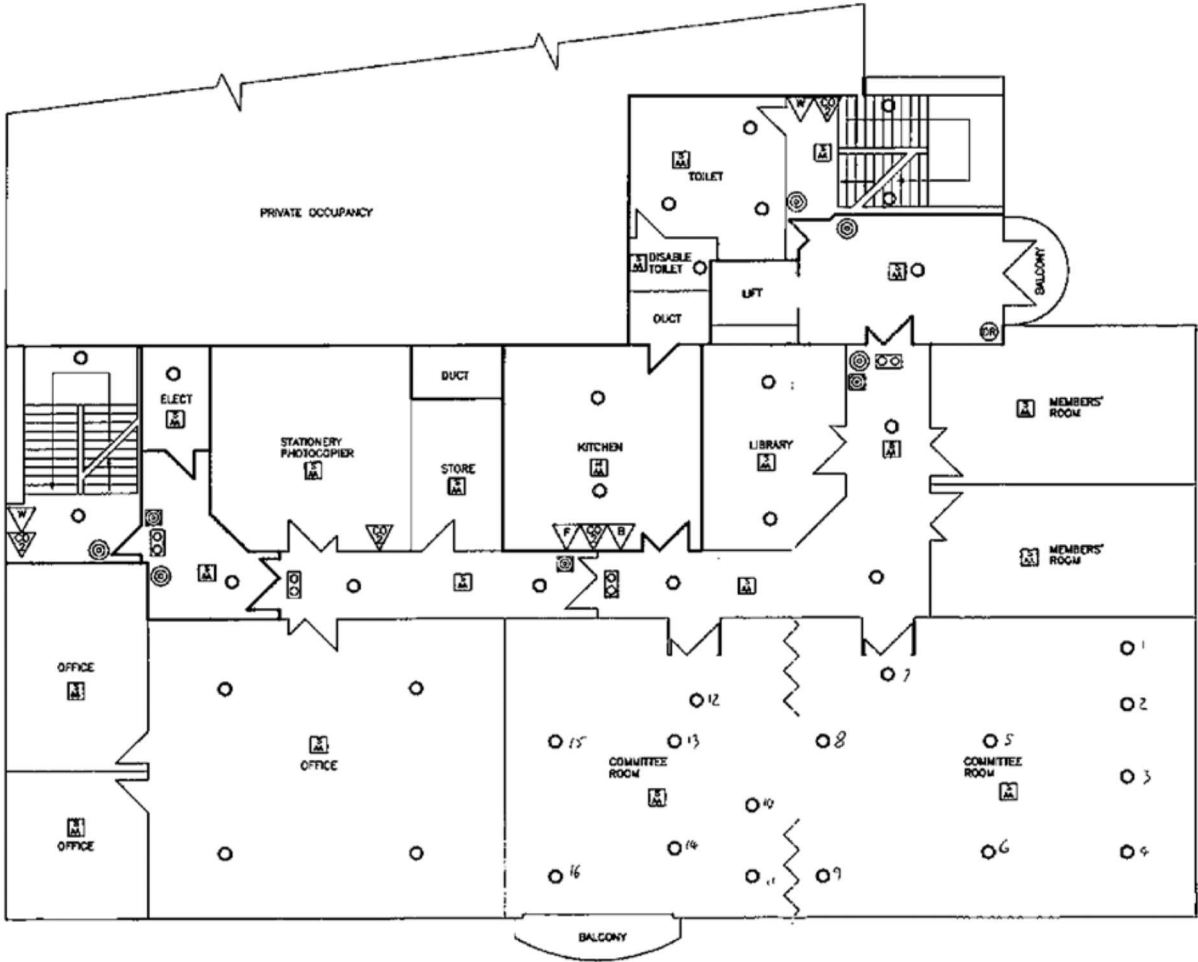
The property has an Energy Efficiency rating of C56 The full Certificate can be made available upon request.



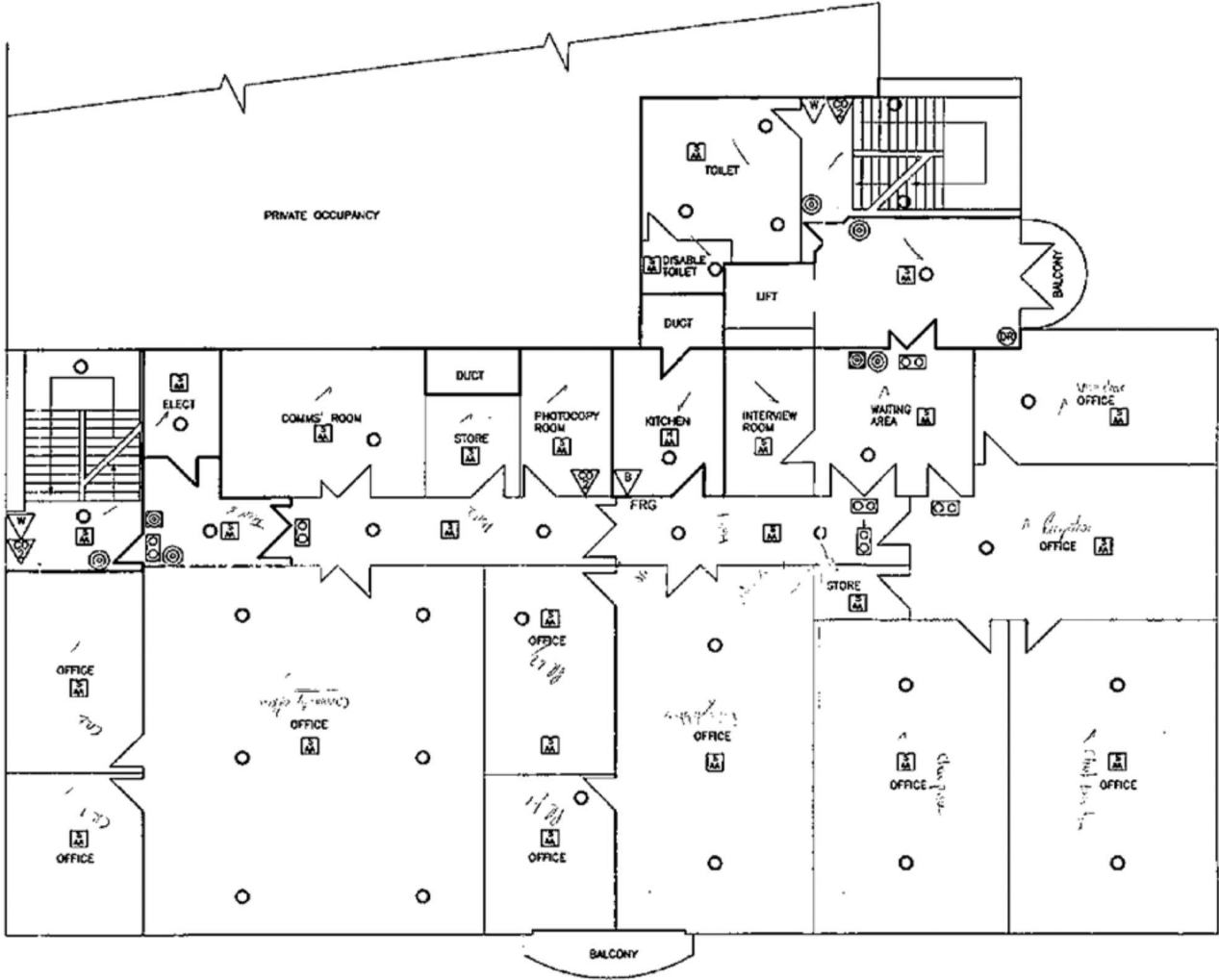
## First Floor Plan



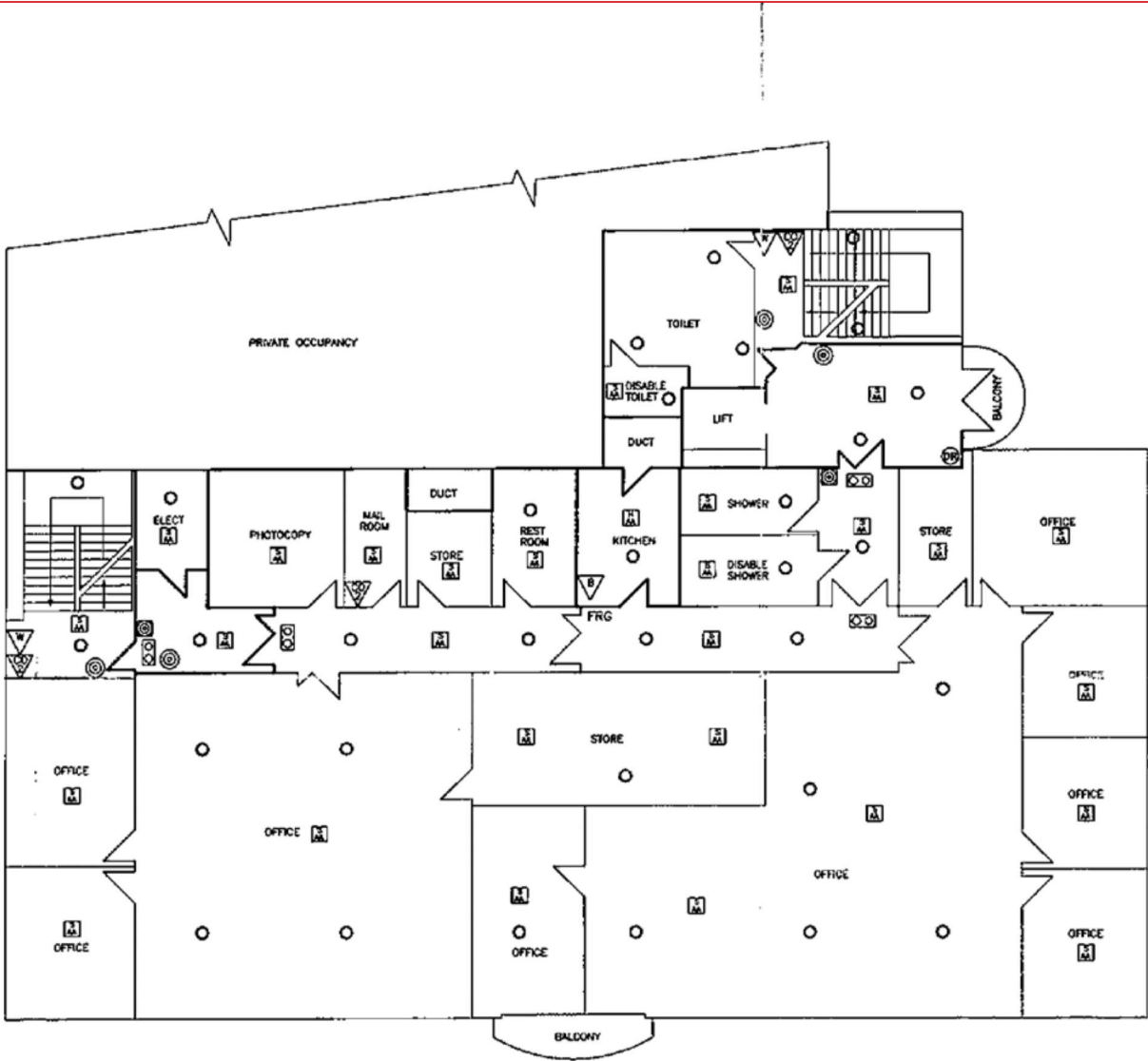
Second Floor Plan



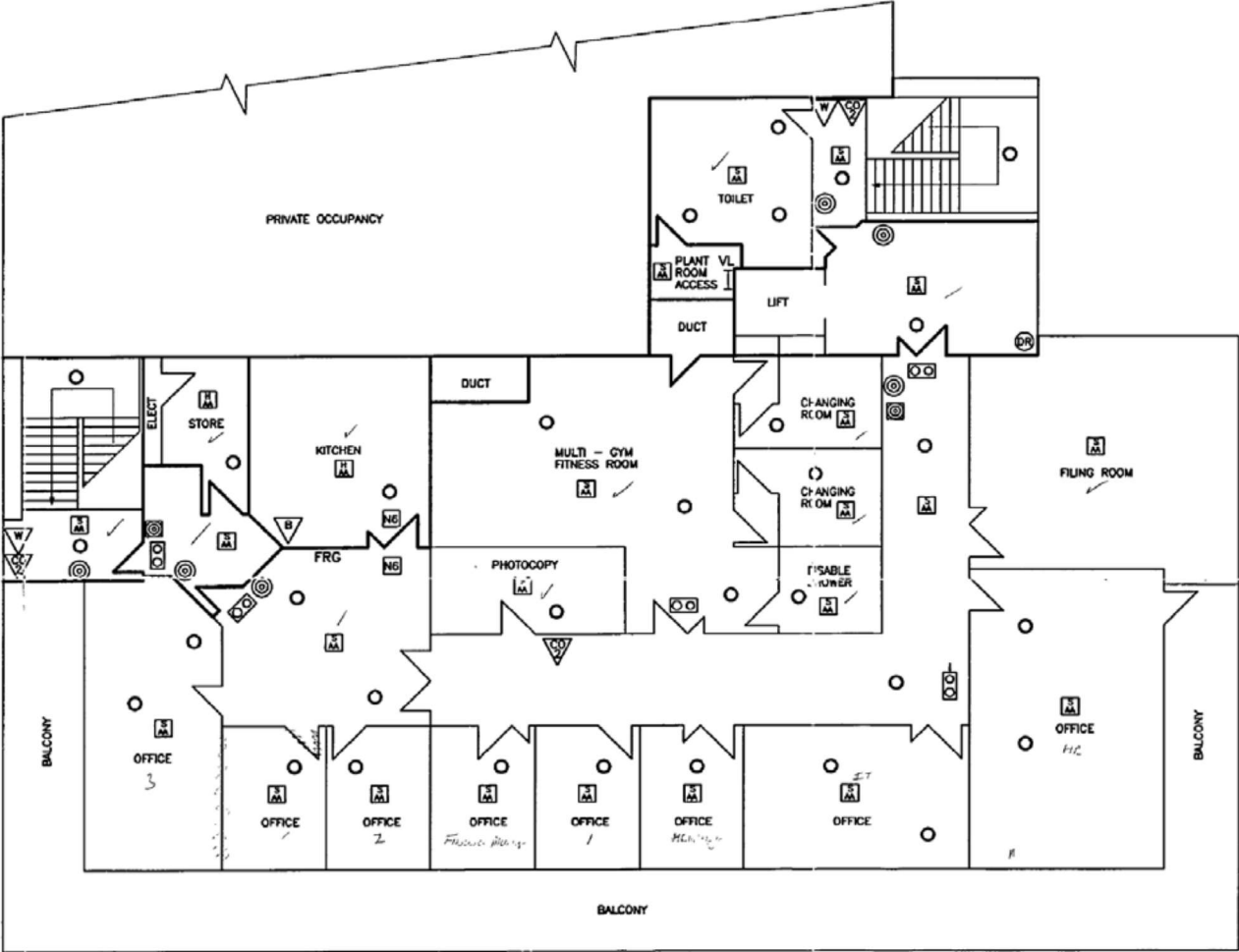
Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan





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**For further information:**

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

Viewing Strictly by appointment with the sole letting agent Lisney.

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**lisney.com**   

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