



Lisney

COMMERCIAL REAL ESTATE

TO LET

First Floor Suites, 33 Clarendon Dock, Belfast, BT1 3BG

FIRST FLOOR GRADE A OFFICE SUITES OF C.2,094 & 2,150 SQ. FT. WITH CAR PARKING

FEATURES

Located in the prestigious and picturesque Clarendon Dock

Two Grade A, modern first floor office suites located in the picturesque leafy Clarendon Dock

Suite 1 2,094 Sq. Ft.
4 parking spaces

Suite 2 2,150 Sq. Ft.
4 parking spaces

Excellent access from the Motorway network

Just a few minutes walk from the City Centre and newly renovated York Road train station

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.

DESCRIPTION

We are offering two Grade A, modern office suites on the first floor.

Each suite benefits from:

- Excellent natural light on all elevations
- Intercom/swipe access
- Air conditioning
- Cat 6 cabling
- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Gas heating

Shared facilities include;

- Modern kitchen area
- Toilet facilities
- 24/7 access
- On-site security personnel Monday-Friday
- CCTV





ACCOMMODATION

Suite 1	2,094 Sq. Ft. (c. 194.5 Sq. M)
Suite 2	2,150 Sq. Ft. (c. 199.7 Sq. M)

REPAIRS & INSURANCE

Suites will be let on effective Full Repairing and Insuring terms by way of service charge recovery.

SERVICE CHARGE

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

ESTIMATED RATES

The entire suite has been rated as below:

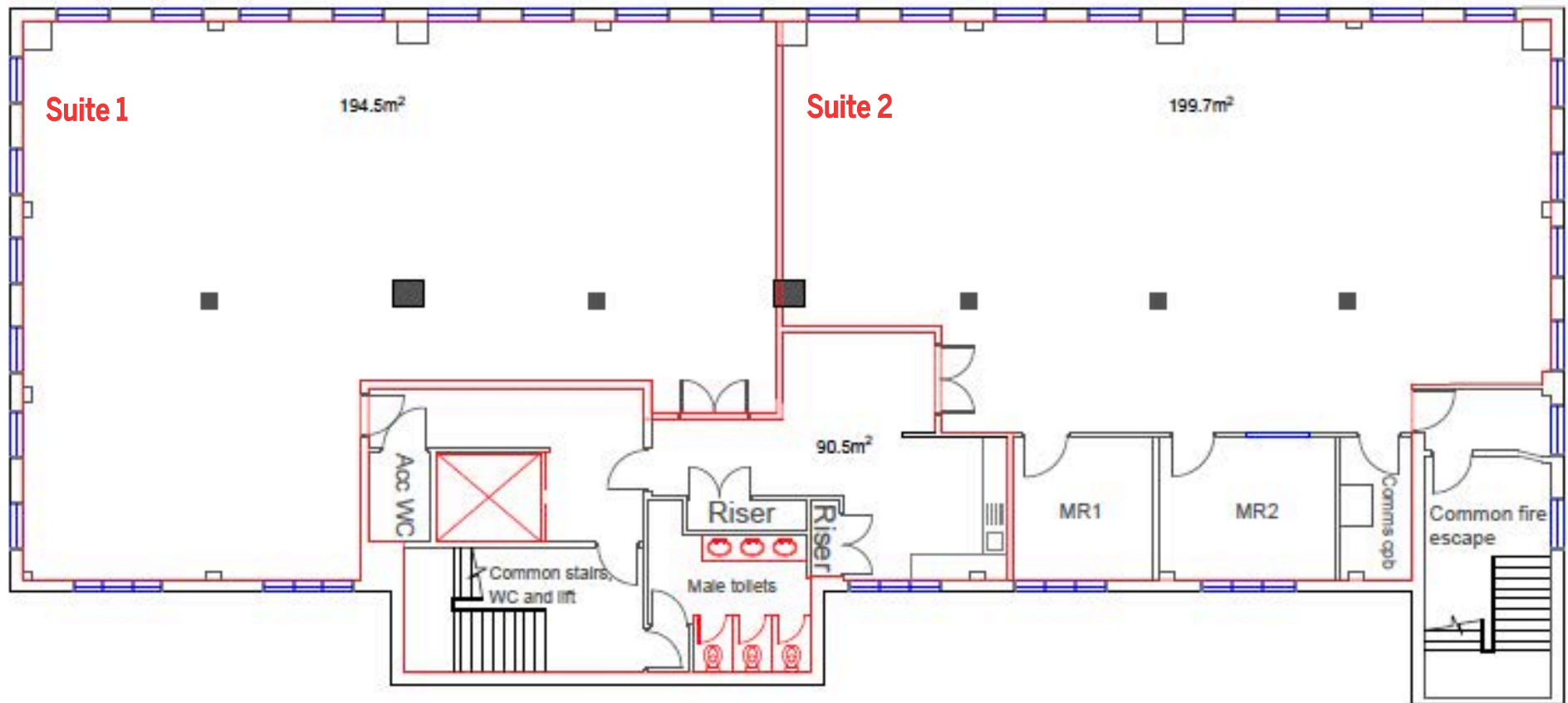
Net Annual Value	£59,234
Rate in the £ 23/24	0.572221
Payable 23/24	£33,895

*The suites will be re-rated in due course.

Based on the above rates, we would estimate that the approximate rates may be as below:

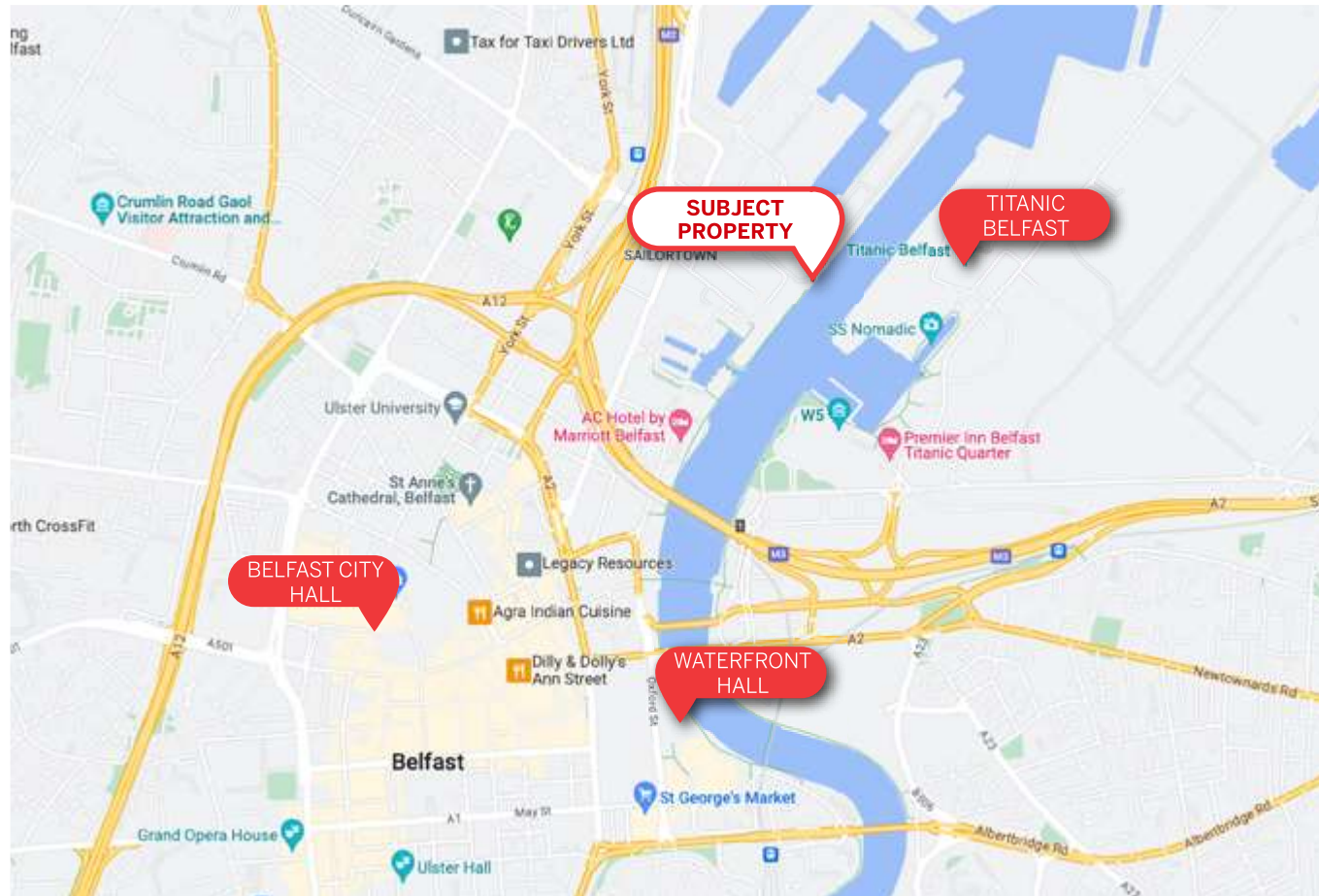
Suite 1: c. £15,914 p.a
Suite 2: c. £16,340 p.a







LOCATION



RENT

£16 psf.

TERM

By way of negotiation.

VAT

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

EPC

The property has an Energy Efficiency rating of D76. The full Certificate can be made available upon request.



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/ukxi/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.

Lisney

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For further information:

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Viewing Strictly by appointment with the sole Agent Lisney.

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