



Lisney

COMMERCIAL REAL ESTATE

TO LET

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

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

FEATURES

Located in the prestigious and picturesque Clarendon Dock

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

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 a Grade A, modern office suite on the first floor.

The 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	LET
Suite 2	2,150 Sq. Ft. (c. 199.7 Sq. M)

REPAIRS & INSURANCE

The Suite will be let on effective Full Repairing and Insuring terms by way of service charge recovery. Insurance will be circa £550 per annum.

SERVICE CHARGE

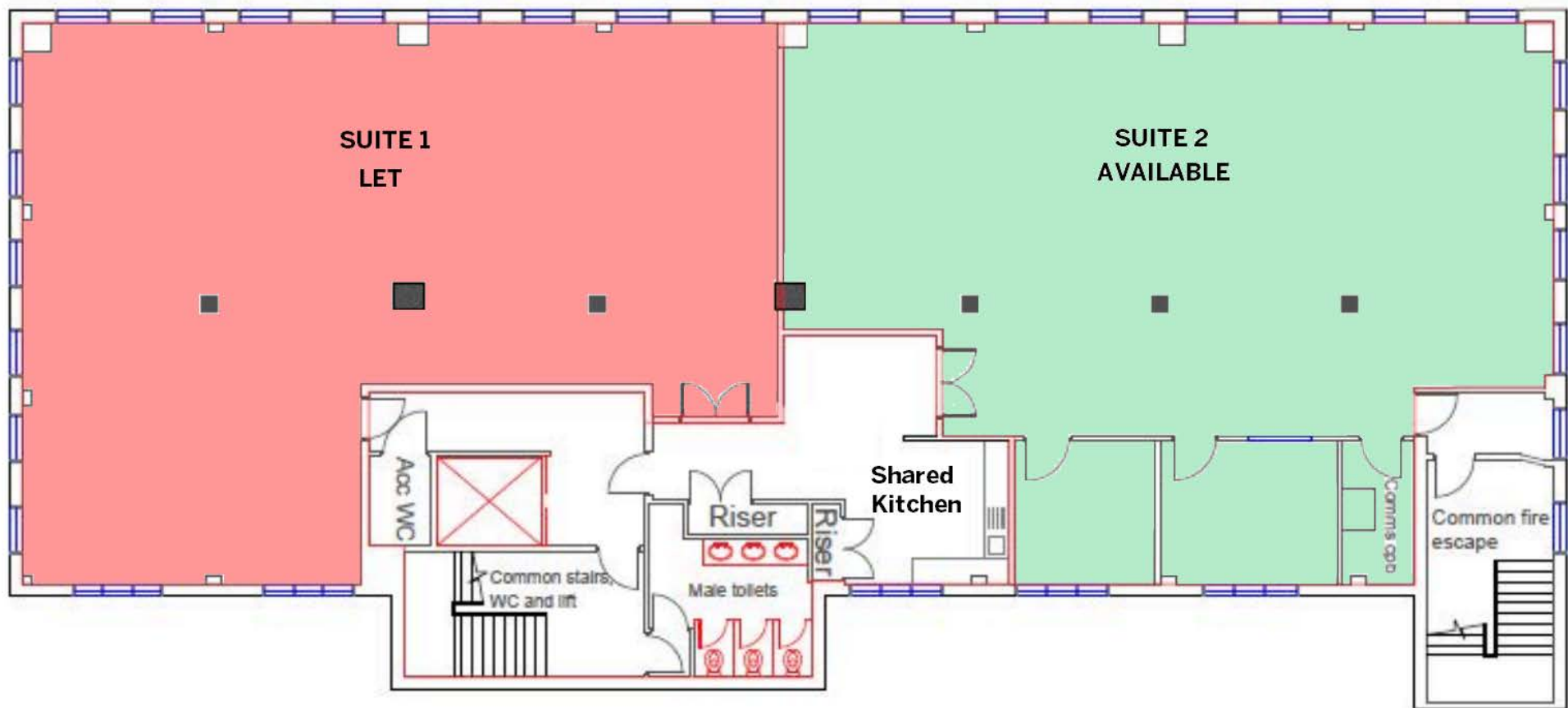
A service charge will be levied per suite to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas. This is circa £13,050 +VAT per annum

ESTIMATED RATES

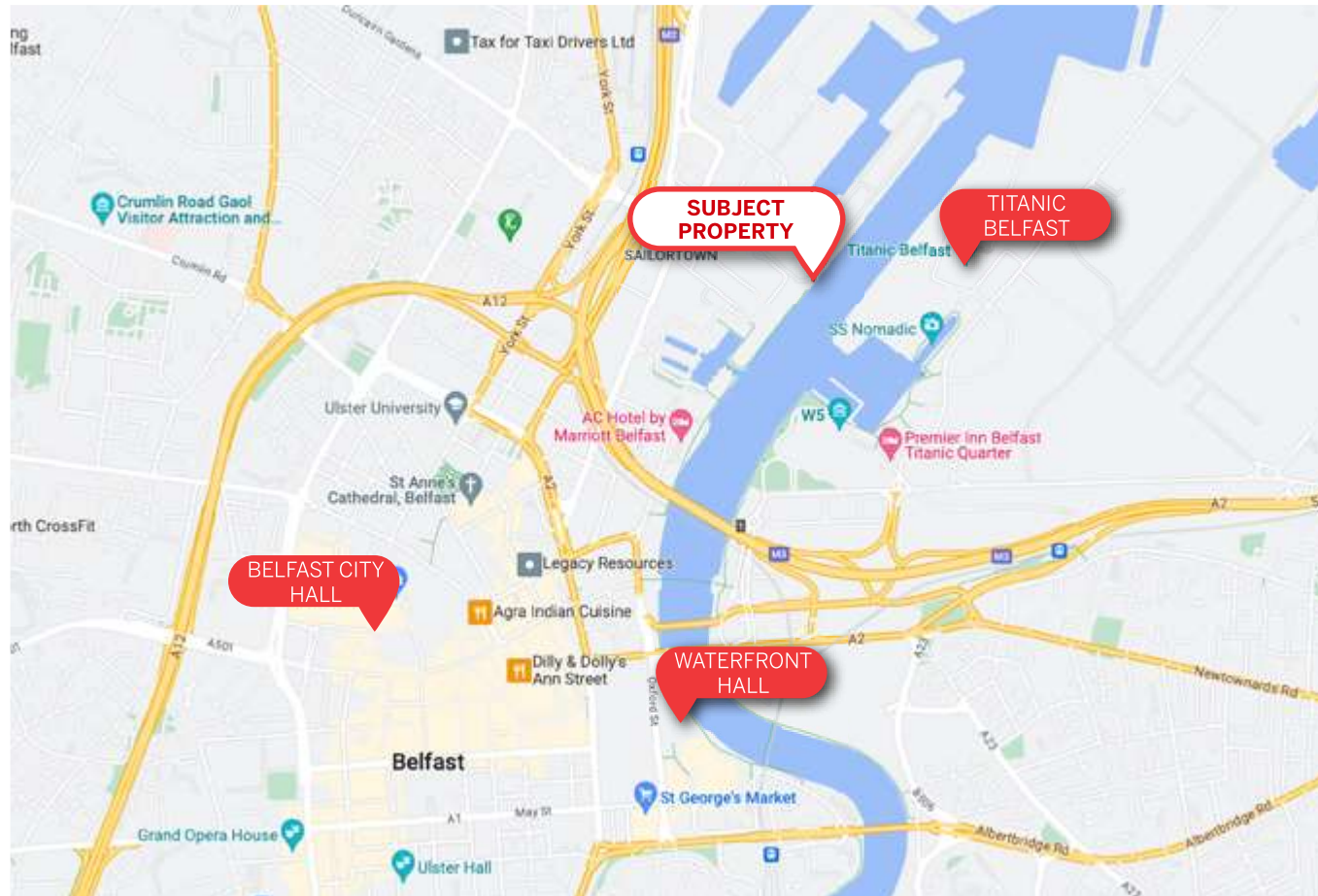
The rates for the suite are as below:

Net Annual Value	£31,000
Rate in the £ 25/26	0.626592
Payable 25/26	£19,424





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/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.

Lisney
COMMERCIAL REAL ESTATE

For further information:

Lynn Taylor: 028 9050 1556 / 07813 020 181

ltaylor@lisney-belfast.com

Viewing Strictly by appointment with the sole 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

lisney.com   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

