

1ST AND 2ND FLOOR OFFICE SUITES TO LET

HAMILTON SHIPPING BUILDING, 14 CLARENDON ROAD, BELFAST, BT1 3BG

CBRE NI

PART OF THE AFFILIATE NETWORK



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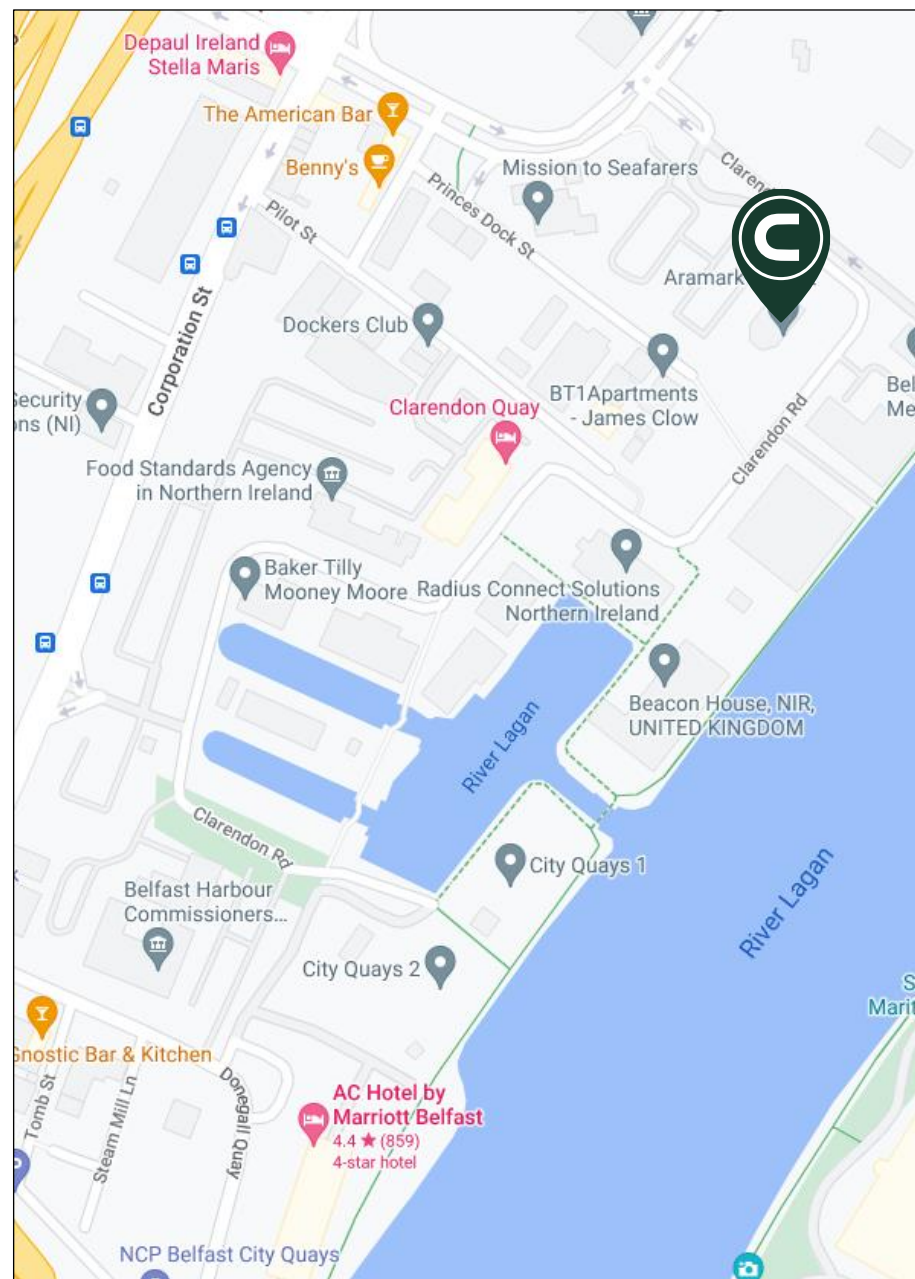
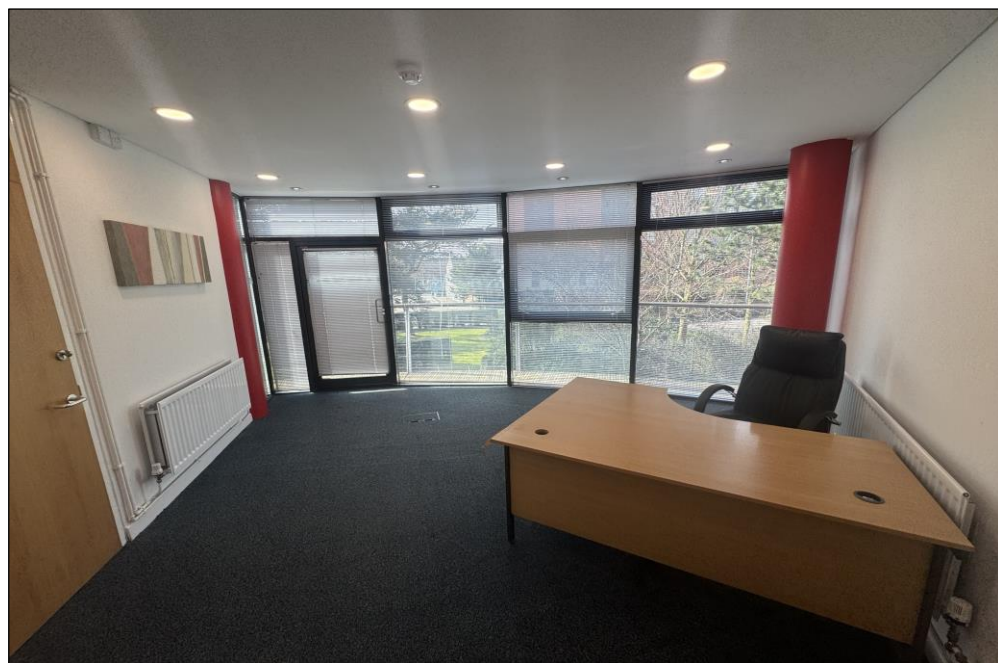
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Key Benefits

- Excellent public realm which is being further enhanced by City Quays Gardens
- Property is located 1.5 miles from city centre
- On-site car parking

Location

The subject property is located within Belfast Harbour. Clarendon Dock and City Quays has undergone substantial regeneration in the last number of years. The Water Edge area is surrounded with excellent public realm. Occupiers in the vicinity include Radius Connect Solutions, Mercer, Lagan Investments and Baker Tilly Mooney Moore.



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Description

First floor office suite within Belfast Harbour, offering office accommodation with the benefit of on-site parking. The subject comprises an open plan office, 4no. private offices, boardroom, kitchen, WCs and shower facilities. Finishes include suspended ceilings, raised access floors, carpeted flooring, smooth plastered and painted walls.

The second floor office suite comprises open office space, a boardroom, 2no. private offices and WCs.

Tenure

Rent	POA
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the 1st floor is £39,900. Therefore, the estimated rates payable for 2025/26 is £25,001.

We have been advised by Land and Property Services that the estimated rateable value for the 2nd floor is £42,800. Therefore, the estimated rates payable for 2025/26 is £26,818.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
First Floor	3,000 Sq Ft	279 Sq M
Second Floor	3,177 Sq ft	295 Sq M
TOTAL	6,177 Sq Ft	574 Sq M

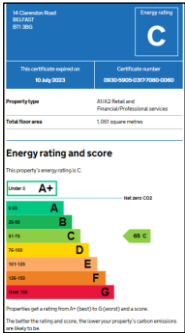
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C – 65 under EPC regulations.

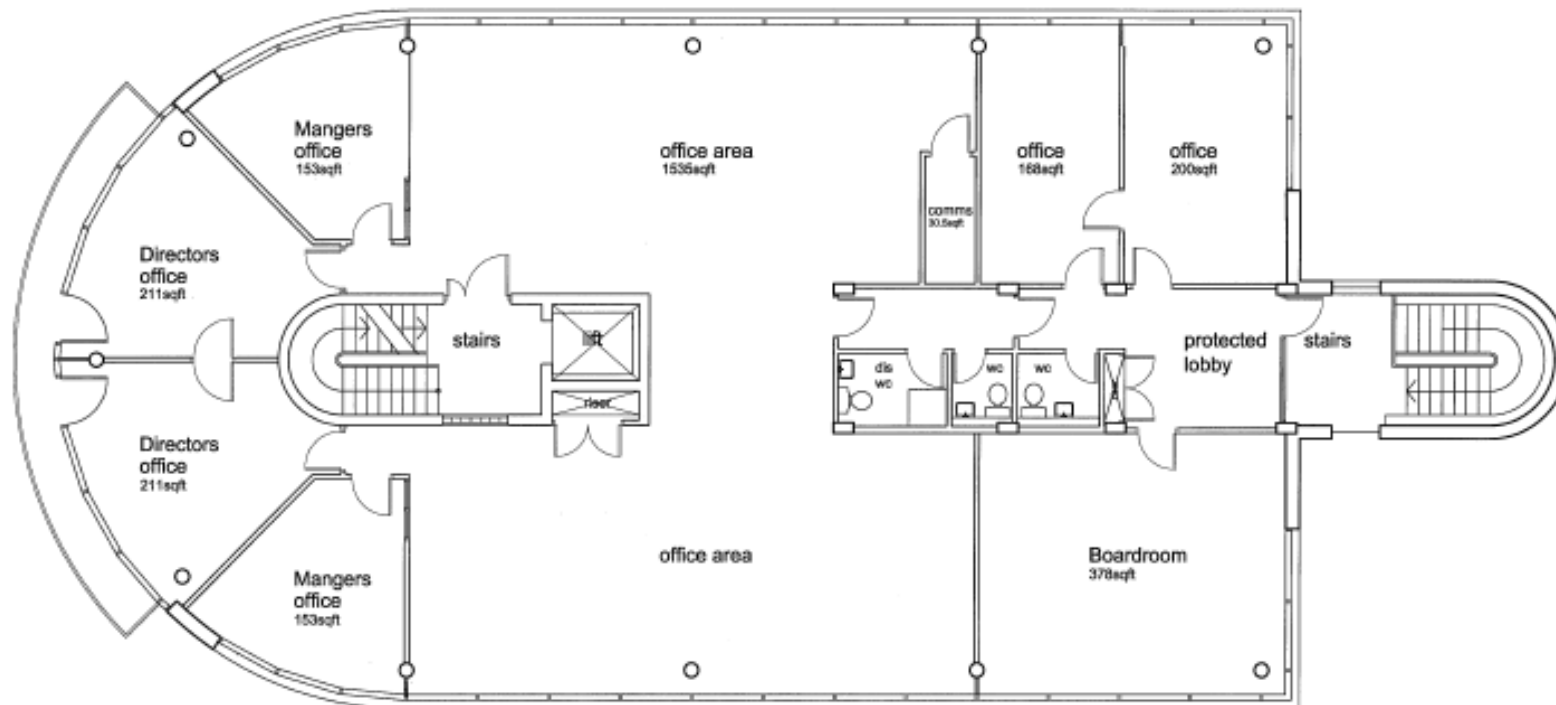
A copy of the EPC Certificates are available above and can be made available on request.



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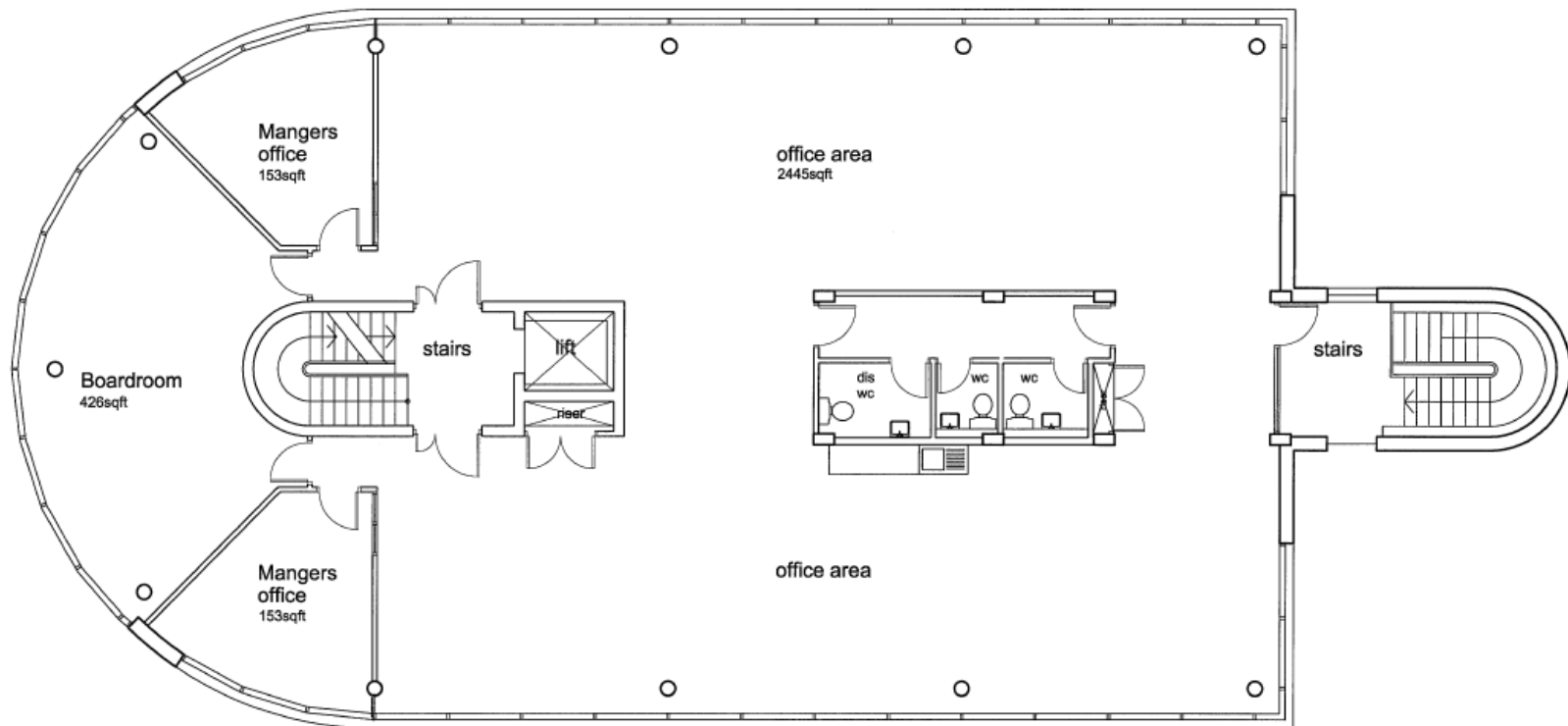
1st Floor Plan



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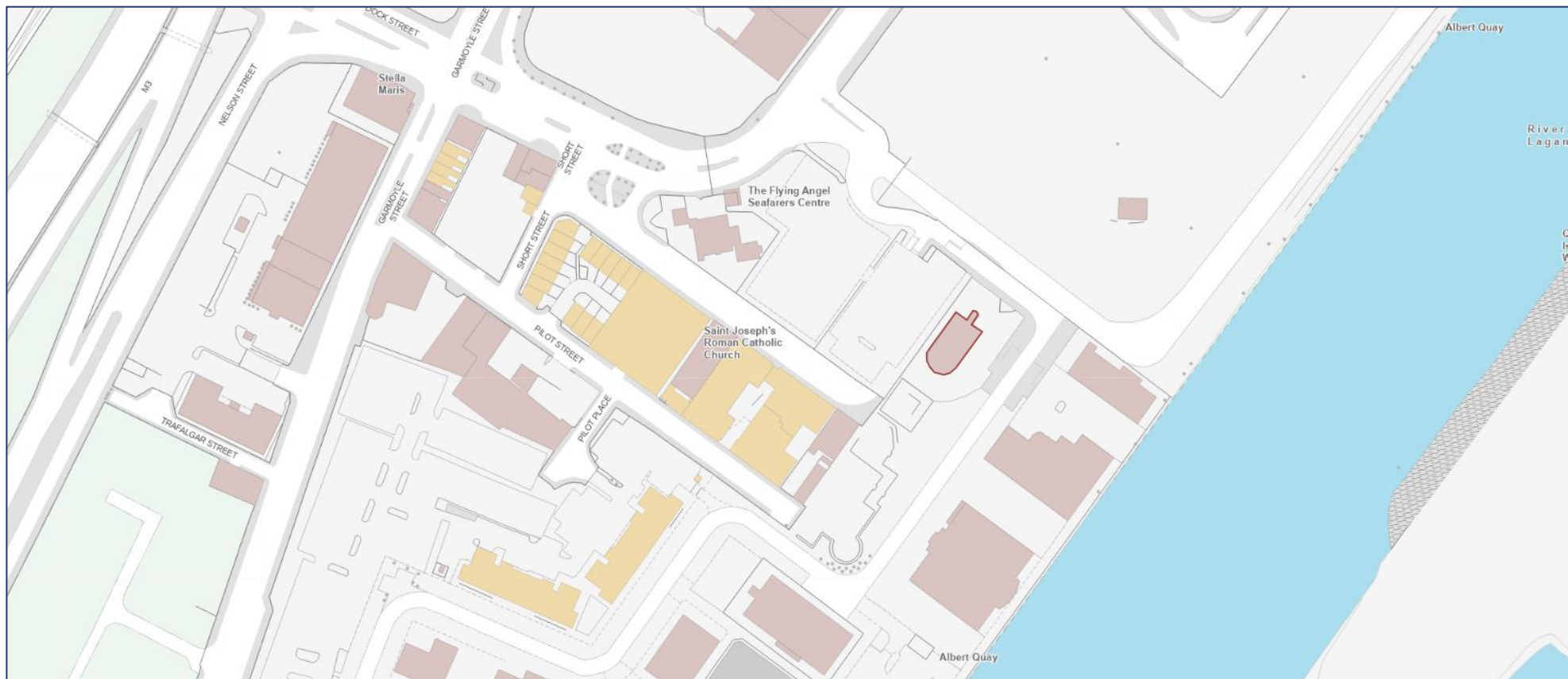
2nd Floor Plan



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