



**TO LET**  
**SUPERB FIRST FLOOR OFFICES**  
**10D CLARENDON ROAD**  
**BELFAST**

- EXCELLENT FULLY FITTED OFFICES
- ON SITE CAR PARKING
- IMMEDIATE AVAILABILITY
- HIGHLY SUCCESSFUL BUSINESS LOCATION

# 10D CLARENDON ROAD, BELFAST

## LOCATION

Clarendon Dock is home to a number of high profile tenants and is widely regarded as one of the city's most successful business locations.

Clarendon Dock offers unrivalled accessibility with the city centre only a few minutes walk away and excellent transport linkages providing easy access to the motorway network and beyond. Belfast City and international airports are a short drive away.

Occupiers within the immediate area include Grant Thornton, Capita, CCEA and Baker Tilly Mooney Moore.

## DESCRIPTION

The subject forms part of a block of modern, own door office buildings with residential accommodation above. The suite benefits from two dedicated car-park spaces and is served by a passenger lift.

The accommodation has been finished to a high specification throughout, to include:

- Air conditioning
- Suspended ceilings with recessed lighting
- Carpet flooring
- Perimeter trunking
- Plastered & painted walls

## ACCOMMODATION

Net Internal Area    100.06sq.m (1077sq.ft)

## LEASE DETAILS

|         |   |
|---------|---|
| Term    | 5 years                                 |
| Rent    | £14,000 pa                              |
| Repairs | Tenant responsible for internal repairs |

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**Service Charge** The landlord shall recover a fair proportion of the costs relating to the repair maintenance of the exterior of the building

**Buildings Insurance** The landlord shall recover the cost of the buildings insurance premium from the tenant

### NAV

NAV £14,200. Rate in the £ for 2014/2015 is 0.609335 thus providing a rates payable figure of £8652.56. A further 20% reduction in rates may be applicable where the NAV is below £15,000.

### EPC

D82

### VAT

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



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