



HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

TO LET

Superb Own Door Office
12D Clarendon Road
Clarendon Dock
Belfast.

LOCATION

Clarendon Dock is widely regarded as one of the city's most successful business locations.

It 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 International and City airports are a short drive.

The ongoing development of the mixed use City Quays adjacent to Clarendon Dock has further enhanced the location as a prime office destination and now includes a new AC Hotel by Marriott and multi storey car park.



DESCRIPTION

The subject offices form part of a terrace of "own door" two storey office buildings.

Internally, the accommodation will be refurbished to include

- Suspended ceilings.
- LED light fittings within the 600x600 ceiling grid.
- Painted walls.
- Carpets.
- Perimeter trunking.
- kitchen area.
- Male/female/disabled w.c's.
- Lift serving the first floor with access from the car park to rear.
- LPHW gas central heating.
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ACCOMMODATION

Net Internal Area	G/F	105.95 sq.m (1140 sq.ft)
	F/F	<u>107.96 sq.m (1161 sq.ft)</u>
	Total	213.91sq.m (2302 sq.ft)

CAR PARKING

4 Spaces included.



12d Clarendon road, Belfast.

LEASE DETAILS

Term	By negotiation.
Rent	£35,000pa plus VAT.
Repairs	Tenant responsible for internal repairs.
Service Charge	The tenant shall pay a proportionate amount of the total cost of repair/maintenance of the exterior of the building, upkeep of the common areas, lift maintenance etc.
Buildings Insurance	The landlord shall recover a fair proportion of the total buildings insurance premium.
EPC	B44. Certificate available upon request.
NAV	G/F £12,700. F/F £12,900. Rate in £ for 2018/19 is 0.628



Contact

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