

**TO LET**  
**FULLY FITTED OFFICES**  
**2ND FLOOR PILOT POINT,**  
**CLARENDON DOCK**  
**BELFAST**  
**C, 4500 SQ.FT**



**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS



## **LOCATION**

**CLARENDON DOCK HAS SEEN SIGNIFICANT INVESTMENT IN RECENT YEARS WITH THE DEVELOPMENT OF CITY QUAYS AND IS NOW ARGUABLY ONE OF BELFAST'S PREMIER OFFICE LOCATIONS**

**PILOT POINT OCCUPIES A UNIQUE WATERFRONT LOCATION AND THE FLOOR TO CEILING GLASS CURTAIN WALL CONSTRUCTION OFFERS FANTASTIC VIEWS OF THE LAGAN AND ACROSS TO THE SSE ARENA**

**CLARENDON DOCK IS HIGHLY ACCESSIBLE FROM THE WESTLINK, MOTORWAY NETWORKS AND IS WITHIN A SHORT WALK TO THE POPULAR CATHEDRAL QUARTER AREA**

**OCCUPIERS IN THE AREA INCLUDE CAPITA, CCEA, BELFAST TELEGRAPH, TOTAL MOBILE.**





## DESCRIPTION

**THIS MODERN SECOND FLOOR OFFICE SUITE IS FITTED TO A HIGH STANDARD WHERE FINISHES INCLUDE**

- ▶ **SUSPENDED CEILINGS WITH RECESSED LIGHTING**
- ▶ **RAISED ACCESS FLOORS WITH POWER AND DATA CABLING**
- ▶ **CARPET FINISH (TO BE REPLACED)**
- ▶ **AIR CONDITIONING**
- ▶ **W.CS**
- ▶ **KITCHEN**
- ▶ **MAINLY OPEN PLAN WITH BOARDROOM AND PRIVATE OFFICES**
- ▶ **INTERCOM ACCESS TO MAIN OFFICE ENTRANCE**
- ▶ **ON SITE PARKING**





## ACCOMMODATION

**2ND FLOOR**      **418.22 SQ.M (4500 SQ.FT)**

## LEASE DETAILS

**TERM**              **BY NEGOTIATION**

**RENT**              **£18 PER SQ.FT PLUS VAT**

**SERVICE CHARGE**    **A CHARGE SHALL BE LEVIED TO COVER THE  
THE COST OF EXTERNAL REPAIRS, UPKEEP OF  
COMMON AREAS AND MAINTENANCE**

**NAV**                **£55,300. RATE IN £ FOR 2021/2022 IS 0.543  
THUS RESULTING IN A RATES PAYABLE  
FIGURE OF £30,027.90 PA**

**EPC.**                **C-53 . CERTIFICATE IS AVAILABLE UPON  
REQUEST**







**PILOT POINT**

Clarendon Quay

Northern Ireland Policing Board

Beacon House, NIR, UNITED KINGDOM

City Quays 1

AC Hotel by Marriott Belfast

Belfast Harbour Marina

W5

SSE Arena Belfast



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