

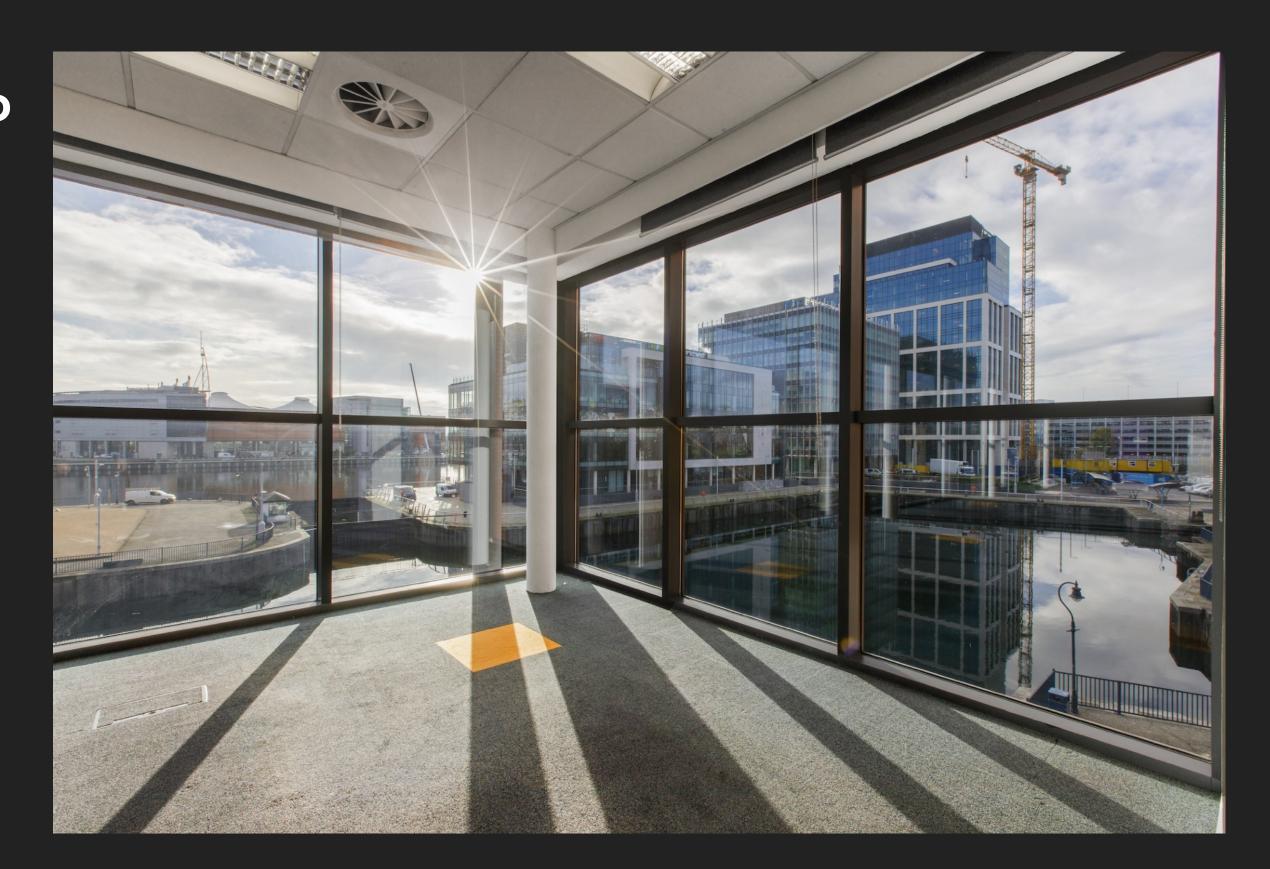
LOCATION

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

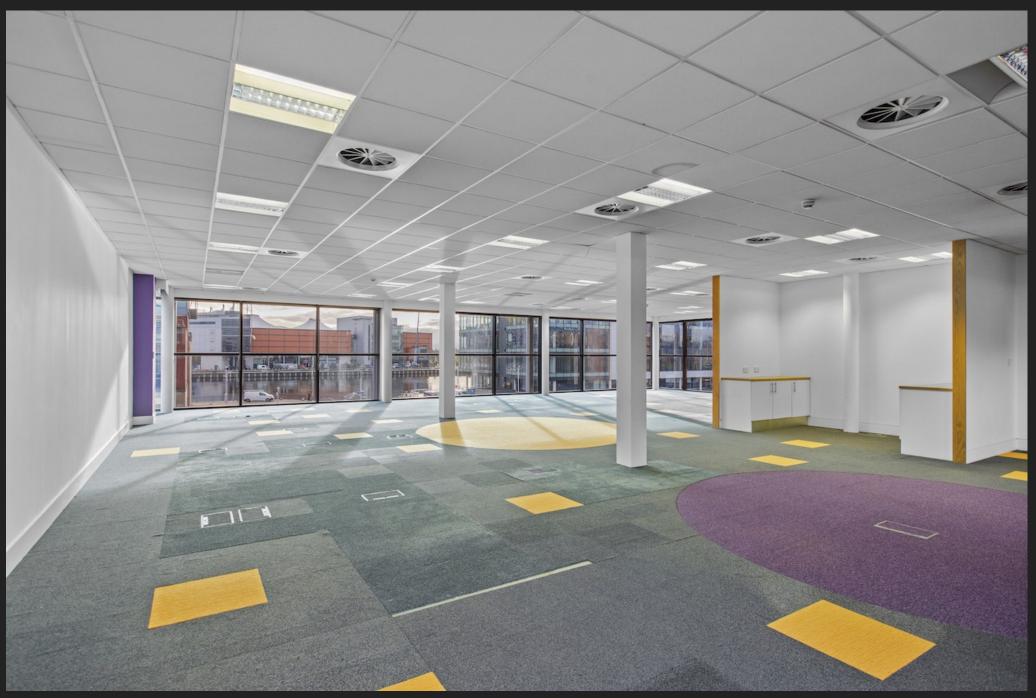
THUS RESULTING IN A RATES PAYABLE

FIGURE OF £30,027.90 PA

EPC. C-53. CERTIFICATE IS AVAILABLE UPON

REQUEST







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