

TO LET
FULLY FITTED OFFICES
PILOT POINT,
CLARENDON DOCK
BELFAST
FROM 4500-13500 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, MICROSOFT AND BAKER MCKENZIE.



DESCRIPTION

THIS MODERN OFFICE BUILDING IS FITTED TO A HIGH STANDARD AND OFFERS ACCOMMODATION OVER THREE FLOORS

FINISHES INCLUDE

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



ACCOMMODATION

1ST FLOOR 418.22 SQ.M (4500 SQ.FT)
2ND FLOOR 418.22SQ.M (4500 SQ.FT)
3RD FLOOR 418.22SQ.M (4500 SQ.FT)

LEASE DETAILS

Term BY NEGOTIATION

Rent £18 PER SQ.FT PLUS VAT

Service Charge THE TENANT SHALL BE RESPONSIBLE FOR INTERNAL REPAIRS WITH A CHARGE TO RECOVER THE COST OF EXTERNAL REPAIRS, UPKEEP OF COMMON AREAS AND MAINTENANCE

NAV £55,300 PER FLOOR. RATE IN £ FOR 2024/2025 IS 0.599
THUS RESULTING IN A RATES PAYABLE FIGURE OF £33,124
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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