

TO LET

**FULLY FITTED AND FLEXIBLE OFFICE
SOLUTIONS**

PILOT POINT, CLARENDON DOCK

BELFAST

FROM 2500-13,500 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.



THE OPPORTUNITY

UNIQUE RIVERFRONT BUILDING OFFERING FLEXIBLE SPACE TO MEET A TENANT'S SPECIFIC NEEDS

OPTION 1

TRADITIONAL LEASE AND ALLOWS A TENANT TO FIT OUT THE SPACE AS IT WISHES IN ORDER TO MEET BUSINESS NEEDS AND CULTURE

OPTION 2

A MORE FLEXIBLE OPTION WHERE THERE IS ALREADY A FIT OUT AND FURNITURE PROVIDED THUS CREATING A "PLUG AND PLAY" SCENARIO AND A QUICK TURN AROUND

IMAGES PROVIDED ARE AN INDICATION OF POSSIBLE SPACE PLANNING AND DESIGN



ACCOMMODATION

FINISHES INCLUDE

- RAISED ACCESS FLOORS
- CARPET FINISH
- AIR CONDITIONING
- PLASTERED AND PAINT WALLS
- RECESSED LED LIGHTING
- KITCHENS
- W.C'S ON ALL FLOORS
- CCTV ACCESS CONTROLS

GROUND FLOOR	4500 SQ.FT
FIRST FLOOR	4500 SQ.FT
SECOND FLOOR	4500 SQ.FT

EACH FLOOR CAN BE SUBDIVIDED FURTHER TO PROVIDE TWO SMALLER SUITES

LEASE DETAILS

TERM BY NEGOTIATION

RENT ON APPLICATION

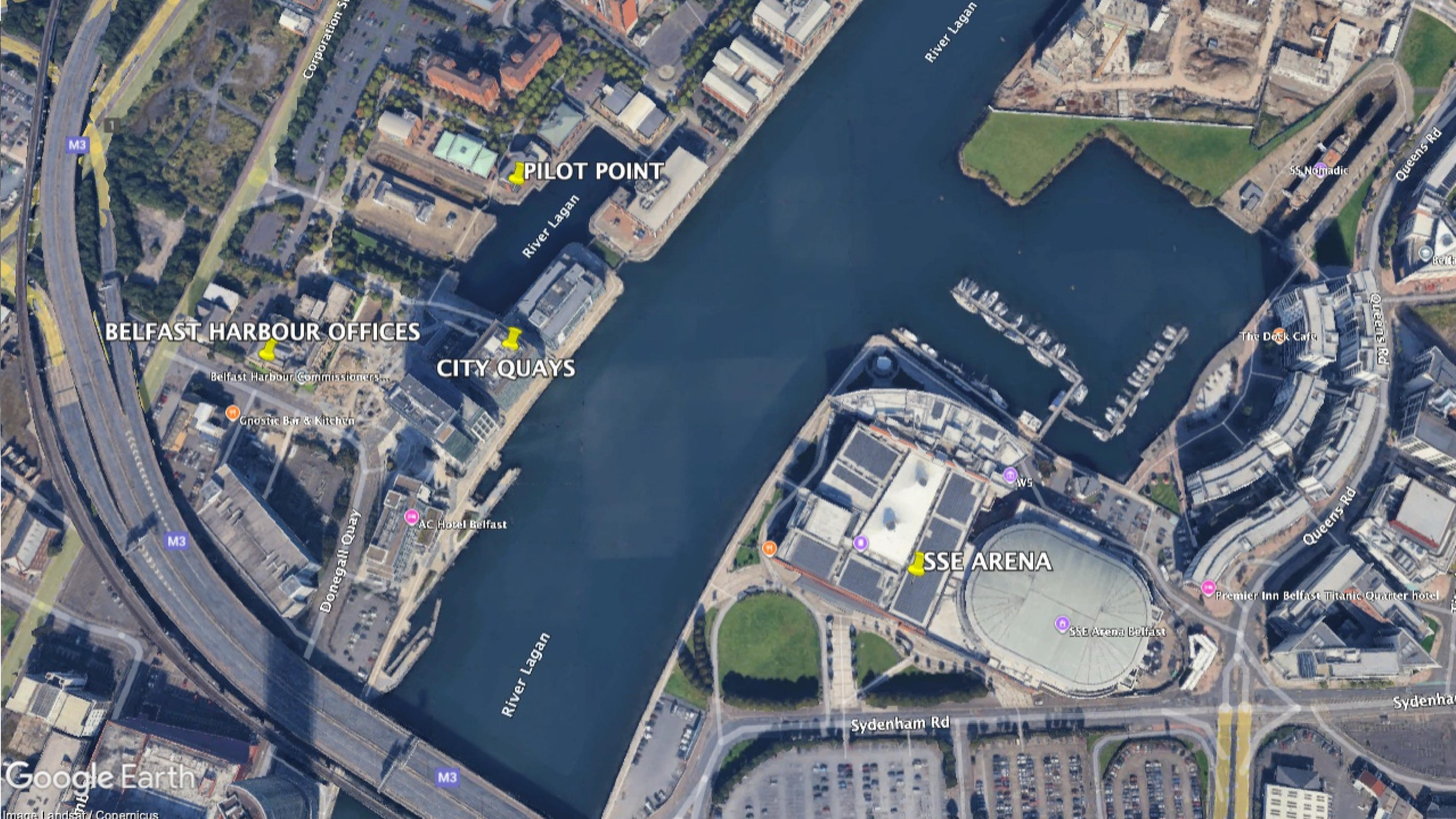
~~REPAIRS~~ REPAIRING THROUGH SERVICE CHARGE
RECOVERY

(SUBJECT TO LEVEL OF FIT OUT AND SERVICES REQUIRED)

VAT ALL RENTALS OND OUTGOING SUBJECTO VAT







CONTACT - CIARAN HUGHES

E. CIARAN@HUGHESCOMMERCIAL.CO.UK

M. 07712 894249

HUGHES
COMMERCIAL

PROPERTY CONSULTANTS

ciaran@hughescommercial.co.uk
02890 918 257
www.hughescommercial.co.uk

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