

TO LET

**First Floor, Waterside Tower, Clarendon Dock, 31 Clarendon Road,
Belfast, BT1 3BG**

**PROMINENT WATERFRONT OFFICE SUITE COMPRISING C. 5,149 SQ. FT.
WITH 12 CAR PARKING SPACES.**

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FEATURES

Prominent office building fitted to Grade A specification

Prime suite of 5,149 Sq. Ft.

12 dedicated car parking spaces

Surrounding occupiers include Belfast Telegraph, CCEA, Baker McKenzie and UTV

Excellent access from the Motorway network and a range of retail, leisure and service amenities.



FANTASTIC WATERFRONT ASPECT
WITH VIEWS OF THE RIVER LAGAN
AND TITANIC BELFAST

First Floor, Waterside Tower

LOCATION

Clarendon Dock has developed as one of Belfast's most prestigious business locations as a result of significant investment and rejuvenation of the Laganside Waterfront.

The location provides an attractive environment with cobbled tree lined streets, landscaping, and views over the River Lagan and Titanic Belfast.

There is an NCP multi-story car park offering 911 spaces along with the recently opened AC Hotel by Marriott, both a mere 3-minute walk from the office.

Clarendon Dock is highly accessible from the motorway networks and within walking distance of the city centre and public transport links.

Occupiers in the vicinity include, Capita, Lagan Group, Council for the Curriculum, Examinations and Assessment (CCEA), Belfast Telegraph, BSO, Baker McKenzie and UTV.





LOCATION

- | | | | | | |
|----|-----------------|-----|----------------------------|-----|---------------------|
| 1. | M2 Motorway | 6. | Lanyon Place Train Station | 11. | Ulster University |
| 2. | Belfast Docks | 7. | Waterfront | 12. | M1 Motorway |
| 3. | Titanic Belfast | 8. | AC Hotel by Marriott | 13. | Belfast City Centre |
| 4. | SSE Arena | 9. | NCP car park (911 spaces) | 14. | City Hall |
| 5. | River Lagan | 10. | Victoria Square | | |



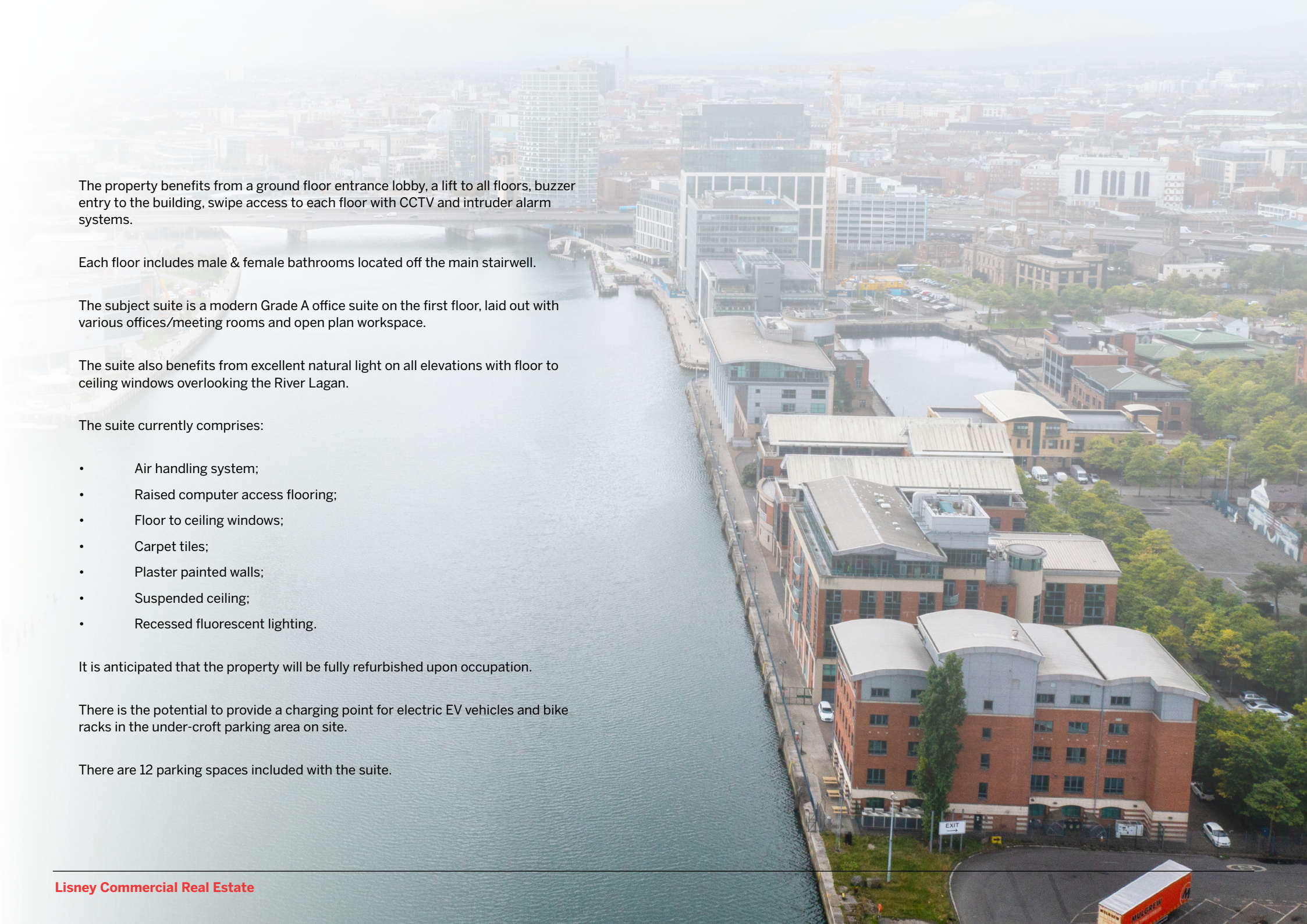
Waterside TOWER

Clarendon Dock, Belfast

DESCRIPTION

Waterside Tower comprises a prime office building with fantastic waterfront views, facing directly onto the River Lagan and over to Titanic Belfast.

The outlook afforded from all floors is unrivalled in the area.



The property benefits from a ground floor entrance lobby, a lift to all floors, buzzer entry to the building, swipe access to each floor with CCTV and intruder alarm systems.

Each floor includes male & female bathrooms located off the main stairwell.

The subject suite is a modern Grade A office suite on the first floor, laid out with various offices/meeting rooms and open plan workspace.

The suite also benefits from excellent natural light on all elevations with floor to ceiling windows overlooking the River Lagan.

The suite currently comprises:

- Air handling system;
- Raised computer access flooring;
- Floor to ceiling windows;
- Carpet tiles;
- Plaster painted walls;
- Suspended ceiling;
- Recessed fluorescent lighting.

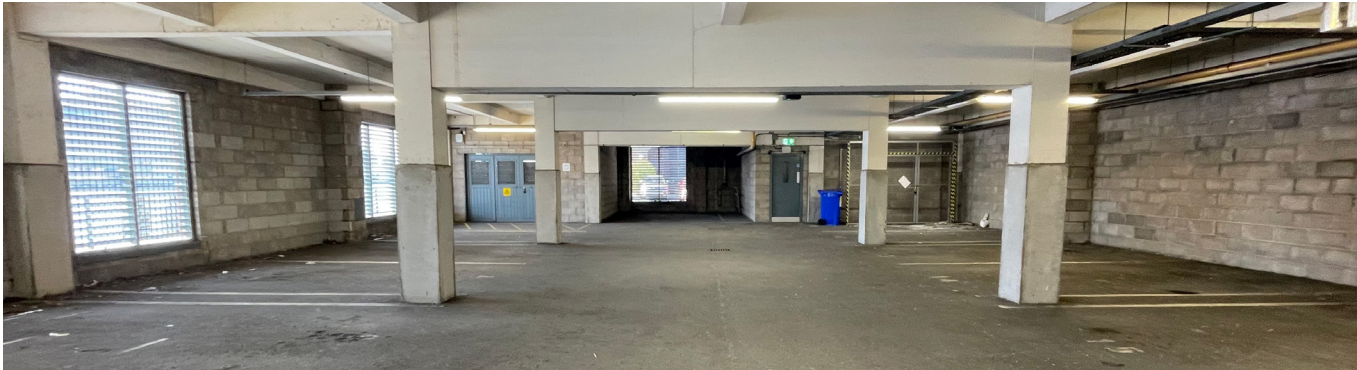
It is anticipated that the property will be fully refurbished upon occupation.

There is the potential to provide a charging point for electric EV vehicles and bike racks in the under-croft parking area on site.

There are 12 parking spaces included with the suite.



Images for entire property. Photographs for indicative purposes only.



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Images for entire property. Photographs for indicative purposes only.

Waterside TOWER

Clarendon Dock, Belfast

ACCOMMODATION

Floor	Size Sq. Ft.	Size Sq. M.
First Floor	5,149	478.4
TOTAL	5,149	478.4

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of the internal and external common areas.

INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium.

RATES

To be reassessed on a floor by floor basis. We understand the approximate rates payable may be in the region of;

First Floor - £38,700

RENT

£10 per Sq. Ft. per annum.

RENT REVIEWS

Periodic rent reviews.

REPAIRING OBLIGATIONS

The space will be let on effective full repairing and insuring terms.

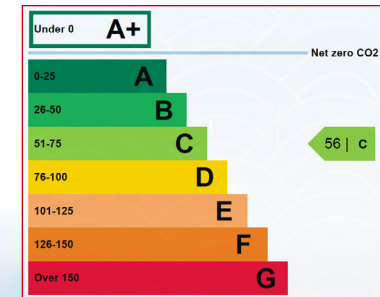
VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

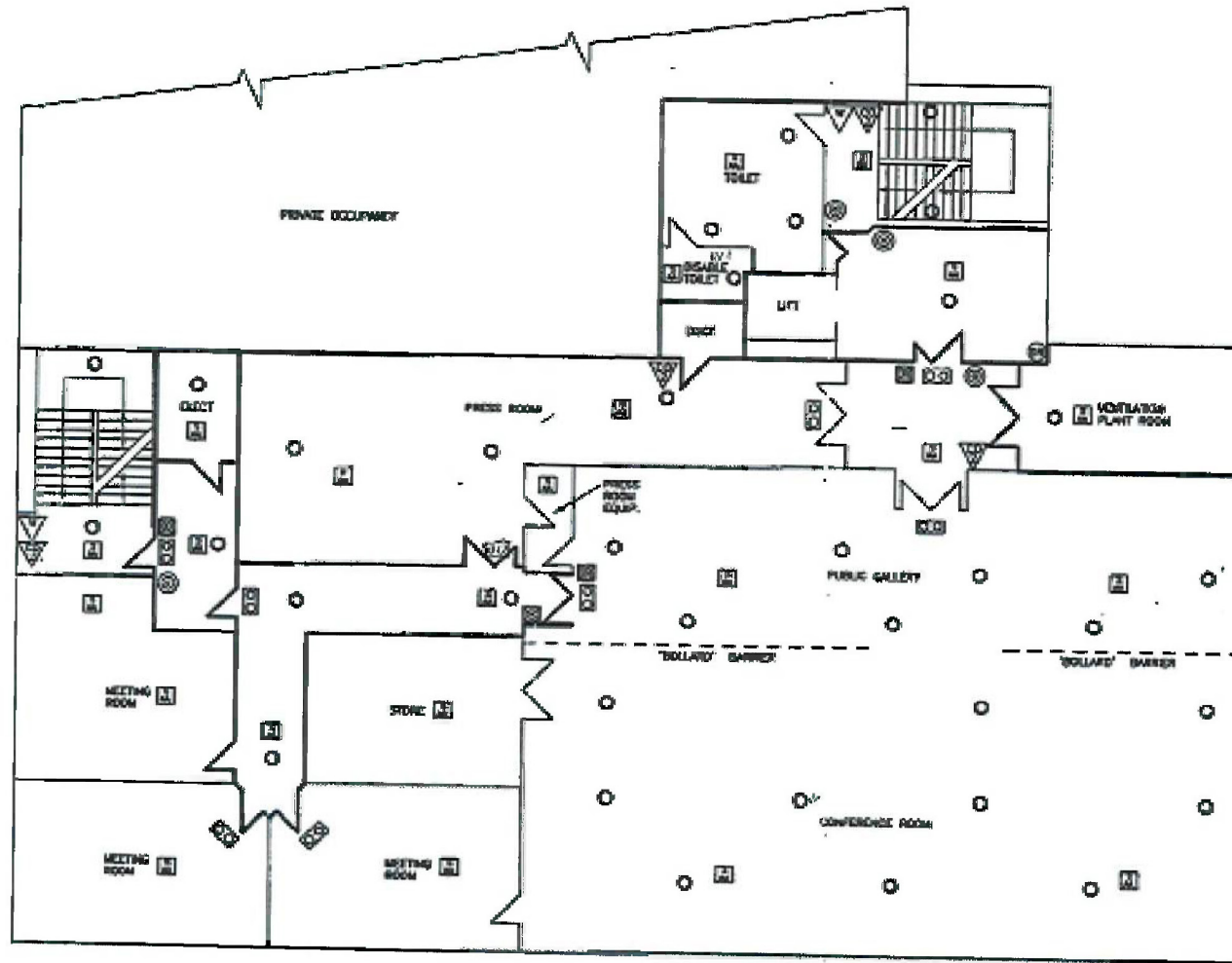
EPC

The property has an Energy Efficiency rating of C56.

The full Certificate can be made available upon request.



First Floor Suite Plan





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For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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