

# McConnell



**028 90 205 900**  
mcconnellproperty.com



**TO LET**



## Prime City Centre Office Accommodation

**The Clarence West Building**  
**2 Clarence Street West**  
**9<sup>th</sup> Floor**  
**Belfast**  
**BT2 7GP**

- Located in the heart of Belfast's Central Business District.
- Fully furnished office suite of 9,560 sq.ft.
- To Let by way of assignment / sub-lease.

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: info@mcconnellproperty.com

## LOCATION

Belfast is well served by public transport. Two airports: Belfast City located just 3 miles from the city centre, has short-haul routes throughout the UK; and Belfast International is 17 miles / 25 minutes by motorway. Two major rail stations and an efficient bus network are supplemented by the Belfast Rapid Transport Glider Service, which links the city centre with East and West Belfast and Titanic Quarter.

The Clarence West Building is located just off of Bedford Street which is one of the three major streets within Belfast's Central Business District, boasting a wide range of amenities to include but not limited to the Grand Central Hotel, Bedford Square, The Ulster Hall and the Invest NI Headquarters.

The Clarence Street West Building is a stunning 10 storey mixed-use development comprising of a hotel on the Ground through 6<sup>th</sup> Floors, followed by Four Floors of prime grade A office accommodation.

Transport connections are excellent with the Glider and Metro Buses stopping at nearby Donegall Square; and the main Northern Ireland Railways and Ulsterbus Terminal (soon to be Belfast's main Transport Hub) minutes away on Great Victoria Street.

## DESCRIPTION

The accommodation is fully fitted and finished to an excellent standard. The office currently provides for approx. 110 desks in an open plan office configuration with 7 meeting rooms / private offices, meeting / breakout area as well as a fitted kitchen area. The accommodation is ready for immediate occupation.

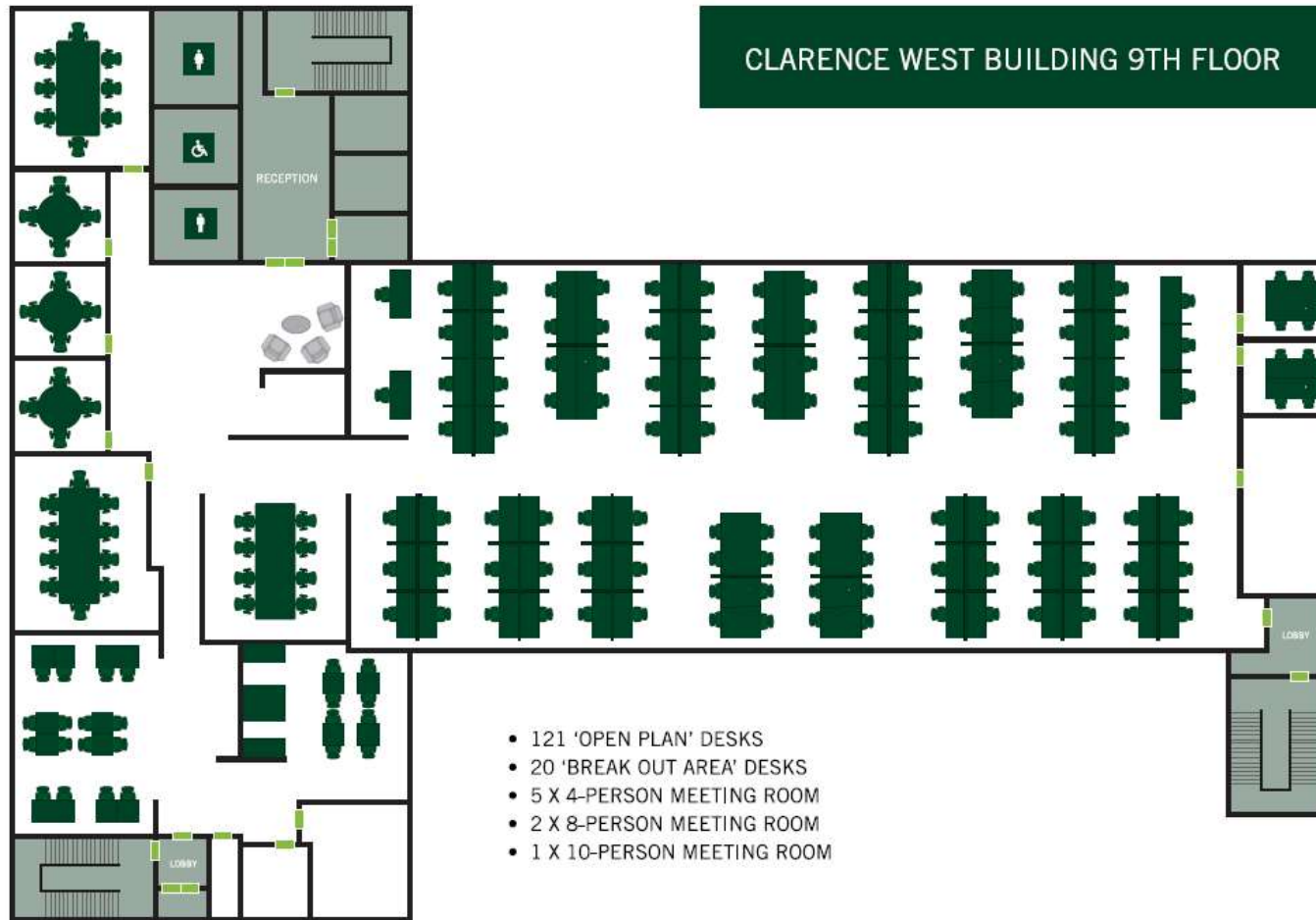
## SPECIFICATION

- Excellent natural light
- 2x Passenger Lifts
- Raised Access Floors
- Carpeted floors
- Fully Fitted Space
- Suspended ceilings / LED lighting
- Shower room & Bicycle racks
- VRF Air Conditioning
- Mechanical Ventilation

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ninth	c. 9,560	888.15
<b>Total Internal Area</b>	<b>c. 9,560</b>	<b>888.15</b>

## CURRENT 9<sup>th</sup> FLOOR PLANS





TO LET – 9<sup>th</sup> Floor, The Clarence West Building, Belfast, BT2 7GP

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## RECENT REFURBISHMENT

The common parts of the property underwent a total refurbishment in 2023 to include refurbishment of lifts, reconfiguration of the ground floor lobby incorporating a new visitor coffee dock and private meeting room, with the upper floor lobbies benefitting from new toilet and shower facilities; with new floor finishes, lighting, painting and panelling throughout.

The Landlord will complete exterior entrance façade upgrades in Q1 2024.



## LEASE TERMS

**Term:** Please contact the agent for further details on the terms of the Lease.

## RATES

**NAV:** £148,500 (Source: LPS on-line database)

**Rate in £ for 2024/25:** 0.599362

**Rates payable per sq.ft. (approx.):** £9.31 per sq ft

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

## VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

## EPC

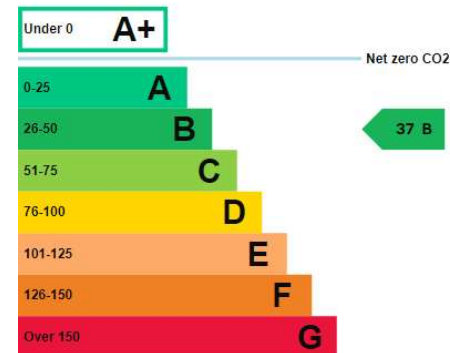
The property has an energy rating of PENDING.

Full Certificates can be made available upon request.

Property type	B1 Offices and Workshop businesses
Total floor area	937 square metres

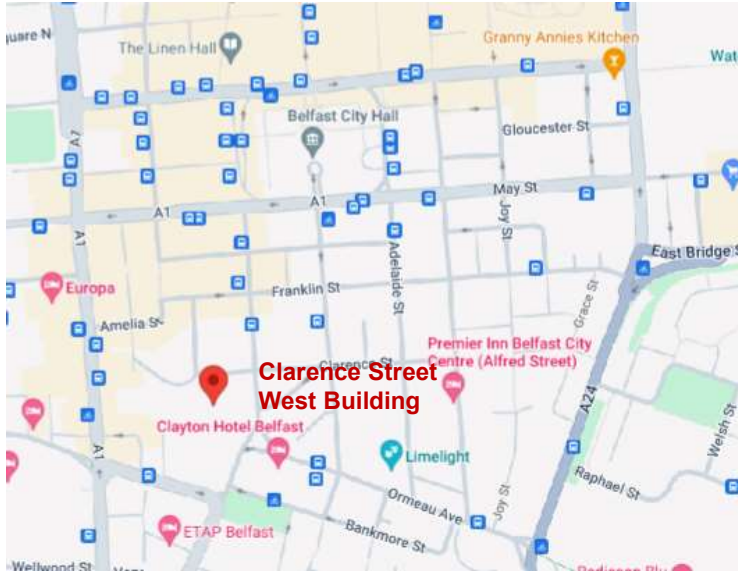
### Energy rating and score

This property's energy rating is B.





## LOCATION



### Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## VIEWING

For further information or to arrange a viewing, please contact:

# McConnell



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