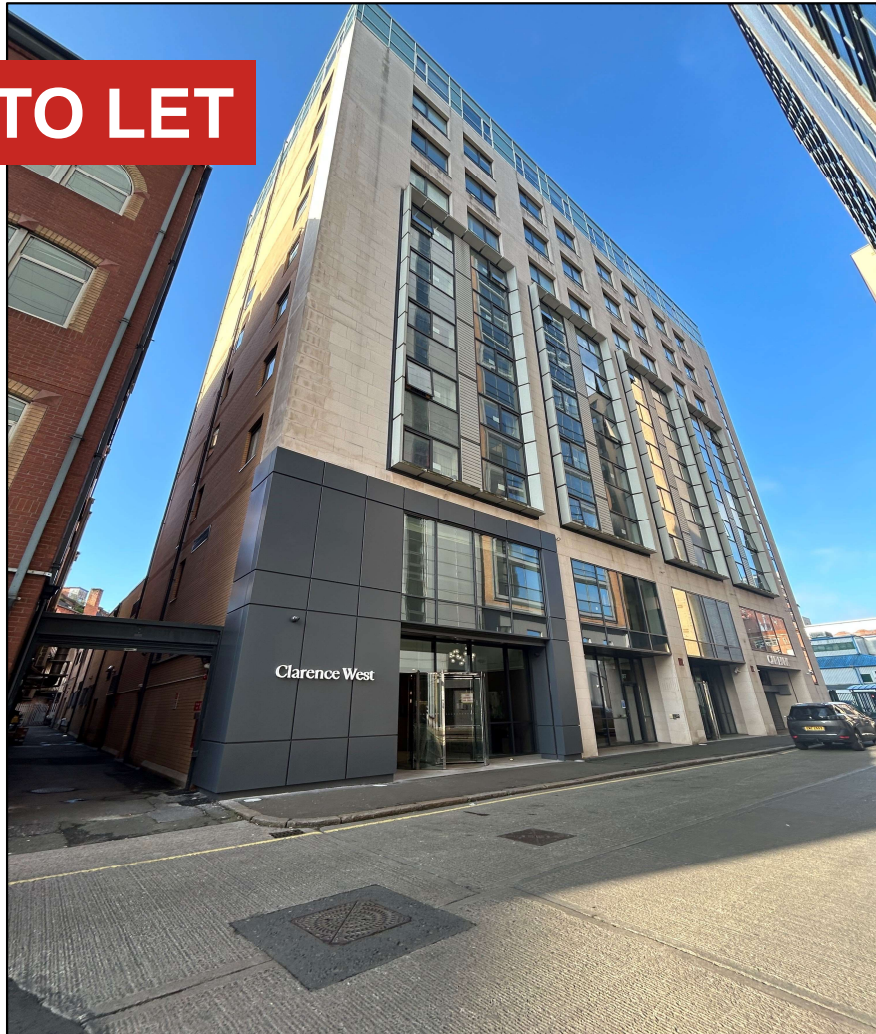




**TO LET**



## Prime City Centre Office Accommodation

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

- Located in the heart of Belfast's Central Business District.
- Fully furnished office suite of 9,560 sq.ft. (Capable of being sub divided)

## 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.

Clarence West is located just off Bedford Street which is the main street 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.

Clarence West 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. 121 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.

**\*The floor is capable of being subdivided. Please contact the agent for further information.**

## SPECIFICATION

- Excellent natural light
- 2x Passenger Lifts
- Raised Access Floors
- Carpeted floors
- Fully Fitted Space
- Suspended ceilings / LED lighting
- Basement shower room & Bicycle racks
- VRF Air Conditioning
- Mechanical Ventilation
- Floor to ceiling glazing
- Glazed meeting rooms

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ninth	9,560	888.2
<b>Total Internal Area</b>	<b>9,560</b>	<b>888.2</b>

## Clarence West

Clarence Street West  
Belfast  
BT2 7ES



Clarence West - 9th Floor

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

McConnell

JLL Alliance Partner



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

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

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## LEASE TERMS

**Term:** Negotiable.

**Repairs:** Full repairing and insuring Lease by way of a service charge.

## 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.

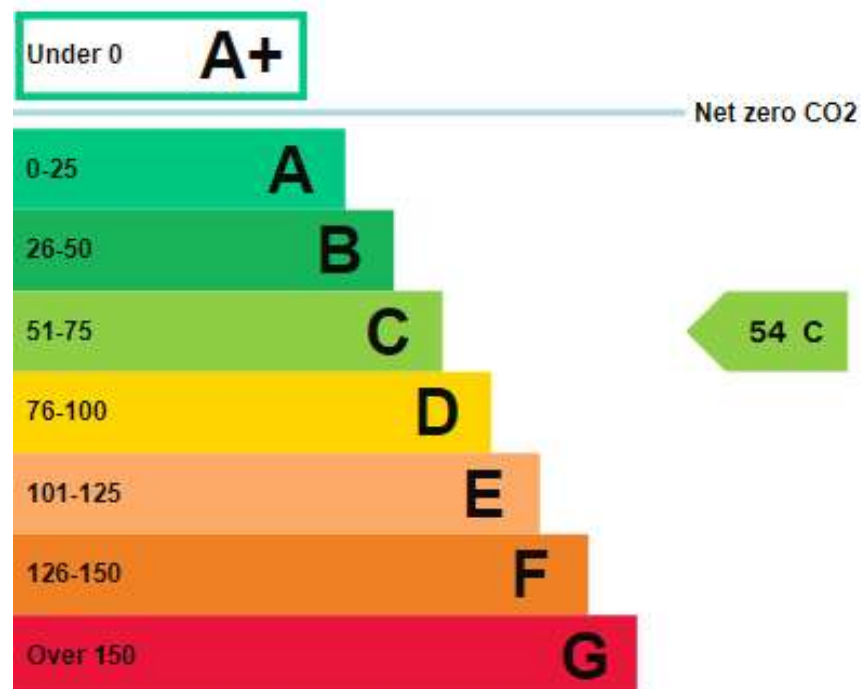
## EPC

The property has an energy rating of 54C.

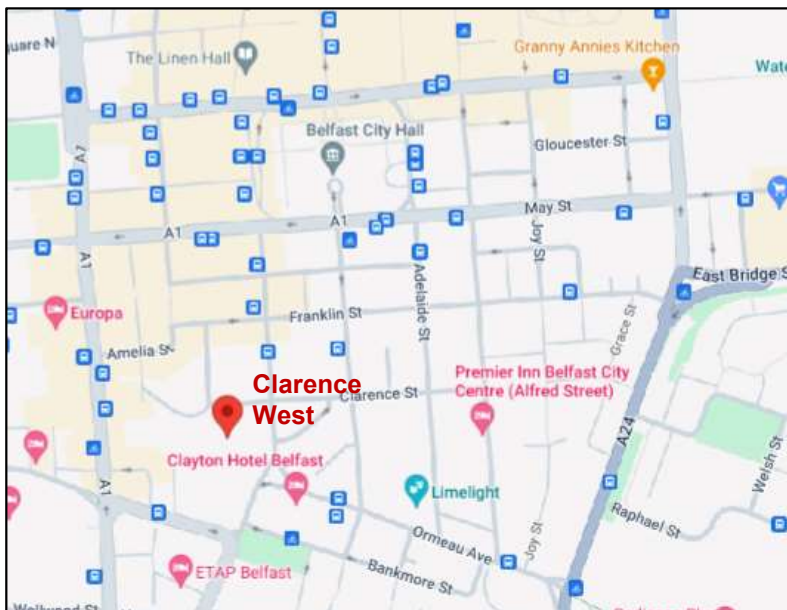
Full Certificates can be made available upon request.

## Energy rating and score

This property's energy rating is C.



## LOCATION



## VIEWING

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

# McConnell



**Contact:** Greg Henry / Ross Molloy

**Tel:** 07841 928 670 / 07443 085 690

**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

### 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/uksi/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.