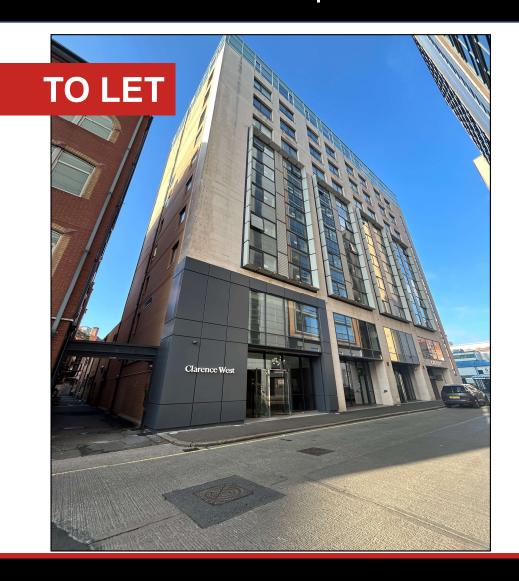
# McConnell (()) JLL Alliance Partner







## **Prime City Centre Office Accommodation**

9th 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)

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.

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
Total Internal Area	9,560	888.2



Clarence Street West Belfast BT2 7ES



Clarence West - 9th Floor





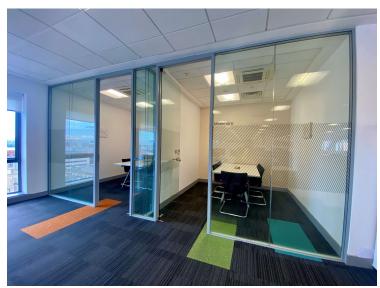




















#### **LEASE TERMS**

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.

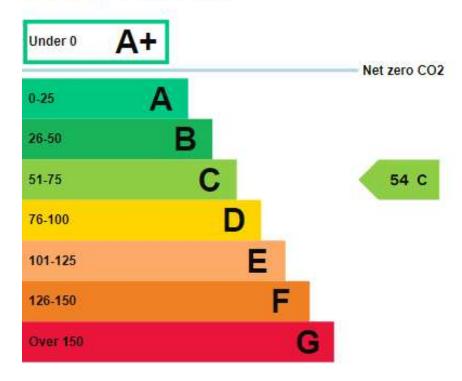
#### **EPC**

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.



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

#### LOCATION



### **VIEWING**

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





Contact: Greg Henry / Ross Molloy

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

**Email:** greg.henry@mcconnellproperty.com

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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement ablout the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in negligence or otherwise howsever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information near been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning any variation or discrepancy in the negligence or landlord and McConnell Property shall have no liability whatsoever concerning any variati