

Prime City Centre Office Accommodation

9th Floor, Clarence West
Belfast
BT2 7GP

- Located in the heart of Belfast's Central Business District
- Self-contained 'Fully Fitted' suite of 3,875 sq ft

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. Transport connections are excellent with the Glider and Metro Buses stopping at nearby Donegall Square; and Belfast Grand Central Station, the main Northern Ireland Railways and Ulsterbus Terminal, is only an 8-minute walk.

Clarence West is located just off Bedford Street, 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.

Neighbouring occupiers include AXA Insurance, AECOM, Deloitte, Invest NI, Lockton and Tughans.

DESCRIPTION

Clarence West is a stunning 10 storey mixed-use development comprising of a hotel on the ground through 6th floors, followed by four floors of prime grade A office accommodation.

The accommodation is fully fitted and finished (if required) to an excellent standard. The office currently provides for approx. 25 desks in an open plan office configuration with 4 meeting rooms / private offices, boardroom, meeting / breakout area as well as a fitted kitchen area. The accommodation is ready for immediate occupation.

*N.B. Further amends to the layout can be made. Please contact the agent for further information.

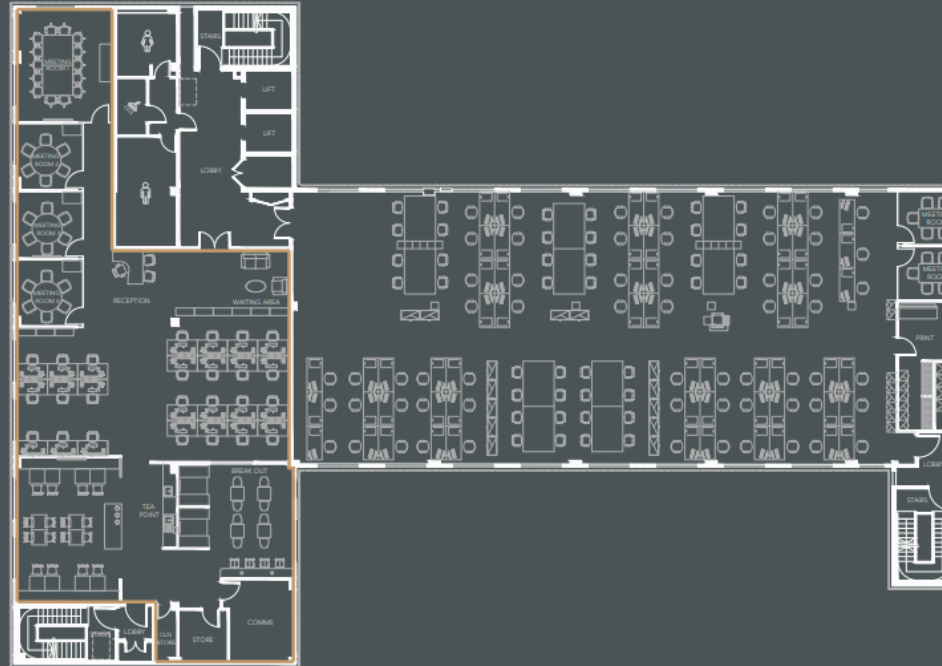
SPECIFICATION

- Excellent natural light
- 2x passenger lifts
- Raised access floors
- Carpeted floors
- Fully fitted space
- Suspended ceilings / LED lighting
- Shower room & bicycle racks
- VRF air conditioning
- Mechanical ventilation

ACCOMMODATION

Floor	Sq Ft	Sq M
Ninth	3,875	360
Total Internal Area	3,875	360

CLARENCE WEST



NINTH FLOOR





*CGI Images showing the new lobby created and how the space could look post refurbishment.

RECENT REFURBISHMENT

The common parts of the property underwent a total refurbishment in 2024 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 also completed exterior entrance façade upgrades at the ground floor reception area.



LEASE TERMS

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

RATES

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

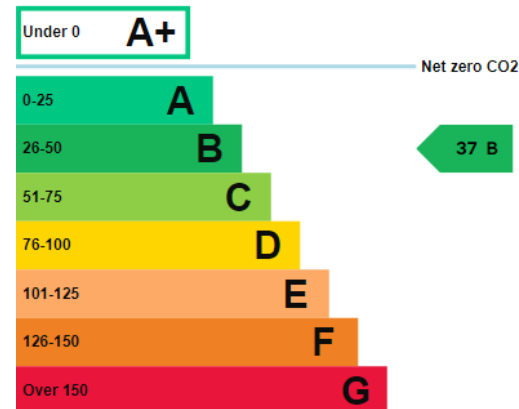
The property has an energy rating of PENDING.

Full Certificates can be made available upon request. Previous rating provided for 37B.

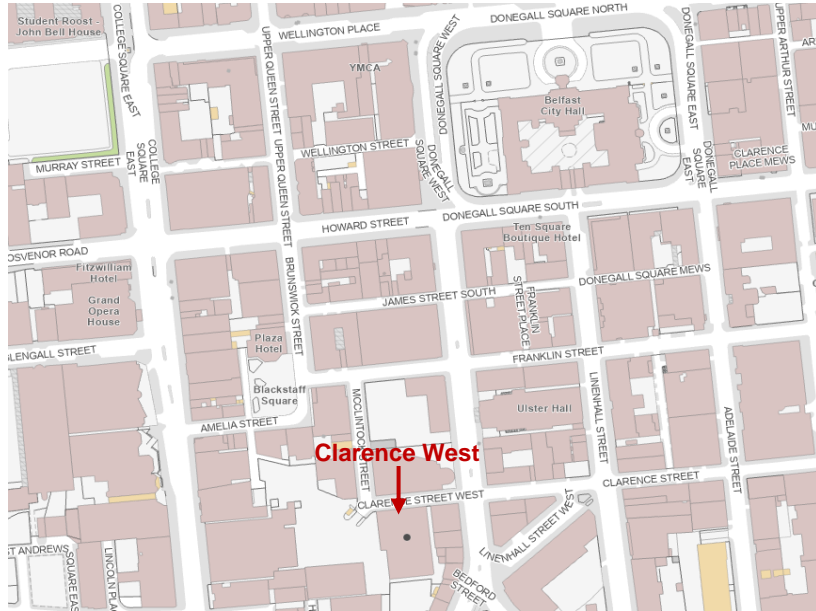
Property type	B1 Offices and Workshop businesses
Total floor area	937 square metres

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

 **JLL** Alliance Partner

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