



CITY QUAYS 1

TO LET

GRADE A OFFICE SPACE 7,757 SQ FT (720 SQ M) UP TO 15,297 SQ FT (1,421 SQ M)  
CITY QUAYS 1, 7 CLARENDON ROAD, BELFAST, BT1 3BG



# PROPERTY SUMMARY

- City Quays 1 is a best in class “Grade A” office building offering accommodation from 7,757 sq ft (720 sq m) up to 15,297 sq ft (1,421 sq m).
- Outstanding waterfront aspect overlooking the River Lagan and Victoria Channel
- BREEAM Excellent Sustainability Accreditation.
- Excellent connectivity to City retail core and Motorway network
- In immediate proximity to a range of retail, leisure and service amenities
- Available: Immediately

## LOCATION

City Quays is a £275 million mixed-use regeneration project brought forward by Belfast Harbour set on 20 acres of waterfront land and benefiting from its immediate connectivity to Belfast City Centre and the wider Motorway network.

City Quays currently provides Grade A office space across City Quays 1 and 2, whilst City Quays 3 (180,000 sq ft) is under construction. The development boasts a strong roster of global corporate occupiers who include; Baker McKenzie, TP ICAP and Golf Now (NBC Universal). Other adjacencies include a 188 bedroom AC Hotel by Marriott and a 900 space multi-storey car park operated by NCP.

The location benefits from its outstanding waterside aspect and the riverside walkway provides easy access to the City retail core.

## DESCRIPTION

City Quays 1 was constructed 5 years ago and offers an unequalled waterfront location providing c. 70,000 sq ft of best in class Grade A office accommodation arranged over ground and four upper floors.

The building design is occupier led and is accessed via a secure staffed and spacious ground floor entrance lobby.

The subject floor offers the opportunity for either a suite of 7,757 sq ft or 15,297 sq ft and benefits from an outstanding aspect.



## SPECIFICATION

- Raised computer access flooring
- Full heating and cooling air conditioning
- Floor to ceiling glazing
- Boardroom and private offices installed
- 2 high speed 13 person lifts

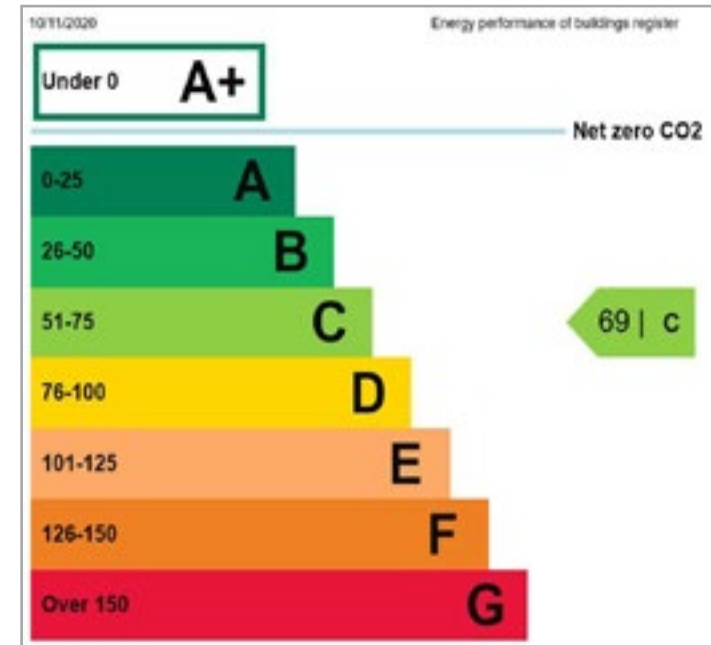
## ACCOMMODATION

- Entire First Floor 15,297 sq ft (1,421 sq m) including 5 car parking spaces.
- Part First Floor (Riverside) 7,757sq ft (720sp m)

## LEASE DETAILS

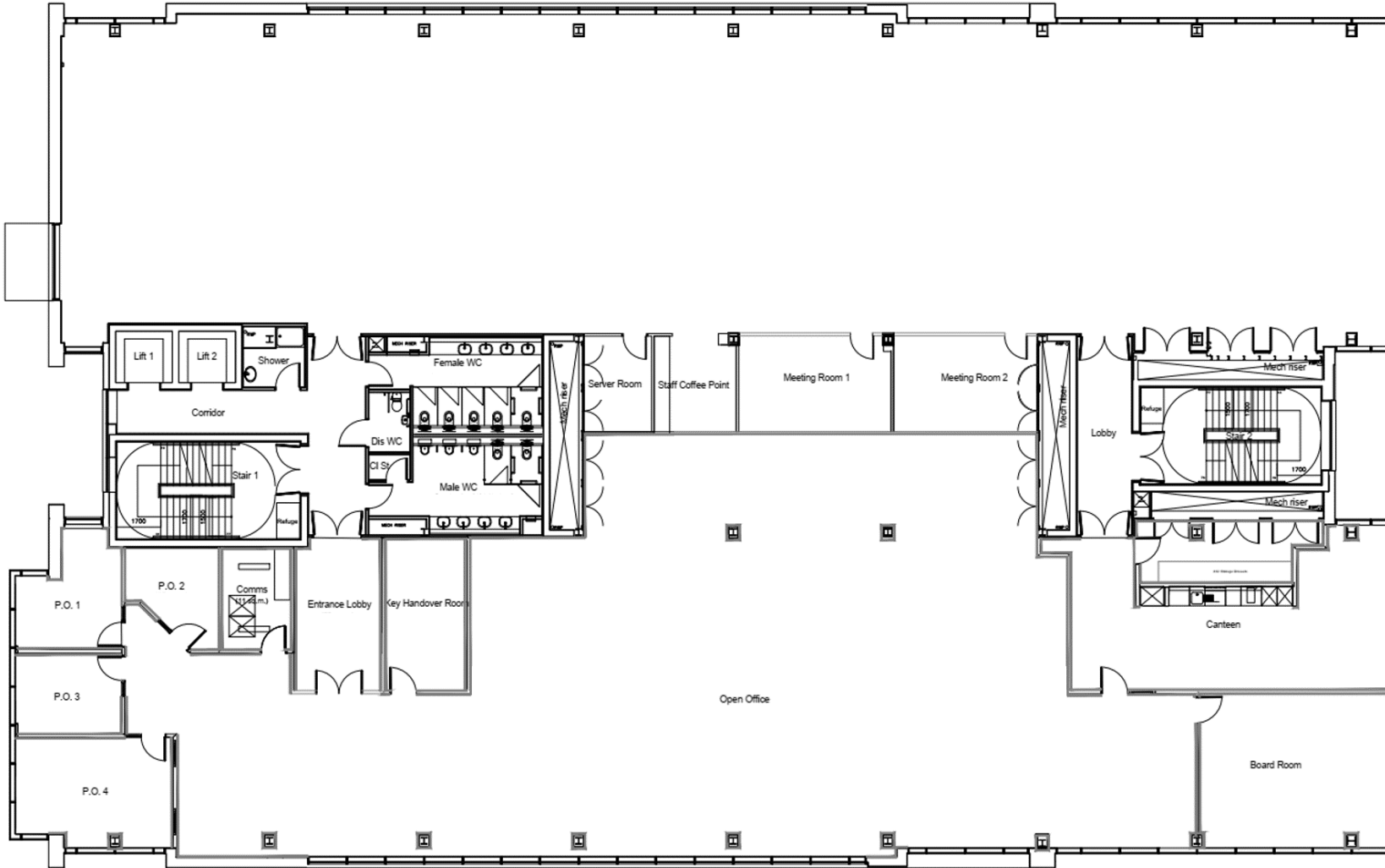
- Term: A new 10 year lease of effectively Full Repairing and Insuring Terms
- Rent: £170,654 to £336,534 per annum exclusive equating to £22.00 per sq ft exclusive
- Service Charge: Estimated to be £4.00 per sq ft based upon current service charge year
- Rent Review: 5 yearly upward only
- VAT : VAT will be payable

## EPC



FIRST FLOOR PLAN

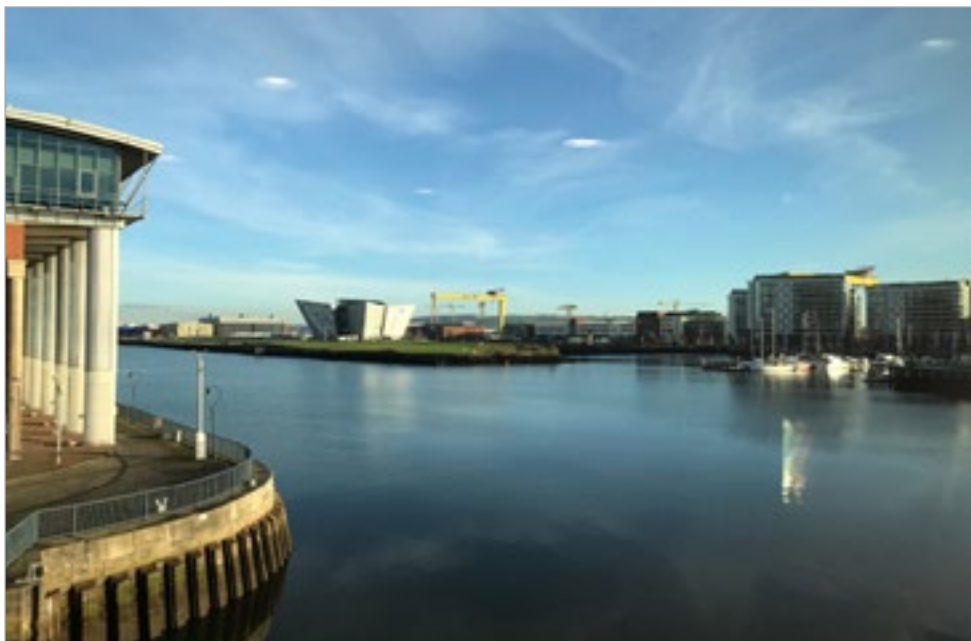
UNIT 2. DOCKSIDE



UNIT 1. RIVERSIDE

# LOCATION





## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact: Ian Duddy

Tel: 07730 502879

Email: [ian.duddy@colliers.com](mailto:ian.duddy@colliers.com)

### Sole Agent

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