

TO LET

OFFICE



Grade A offices from 4,366 sq ft - 21,833 sq ft with car parking

33 CLARENDON DOCK, BELFAST

- Excellent Grade A Office Accommodation
- Stunning views over the River Lagan and the Signature Project in the Titanic Quarter
- Suites available from 4,366 sq ft – 21,833 sq ft
- Excellent access from the Motorway network
- 24 / 7 manned security gate
- Car parking

Contact: Andrew Gawley - 028 9050 1501
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www.lisney.com

5 Linenhall Street, Belfast BT2 8AA.

Lisney

Location

Clarendon Dock has developed as one of Belfast's most prestigious business locations as a result of significant investment and rejuvenation of the Lagan side waterfront.

The location provides an attractive environment with cobbled tree lined streets, landscaping and views over the River Lagan. The business park is accessible 24 hours through a manned security gate. Clarendon dock is highly accessible from the motorway networks and within walking distance of the city centre and public transport links. Occupiers in the vicinity include, Grant Thornton, Capita, Lagan Holdings and Baker Tilley Mooney Moore.

Description

A modern office development providing Grade A offices of approximately 21,833 sq ft over 5 floors.

The specification includes:

- Comfort cooling
- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Toilet facilities on each floor
- Kitchen areas on each floor
- Alarm System
- Gas heating
- DDA compliant
- Otis 13 person lift

Accommodation

- From 4,366 sq ft - 21,833 sq ft

Terms

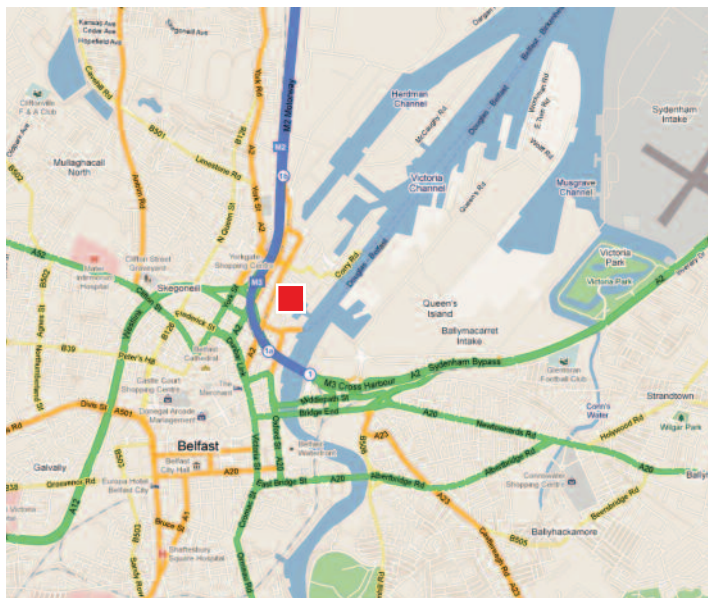
- A new lease on Full Repairing and Insuring terms to incorporate Service Charges is available.

Rent

- On Application

V.A.T.

- All prices and outgoings are exclusive of but may be liable to V.A.T.



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