

Lisney

.....
TO LET
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**Self-Contained modern office building over 4 floors
with suites from 4,507 sq ft – 13,826 sq ft with 32
car parking spaces**

**NORTH TOWER, 31 CLARENDON DOCK,
BELFAST, BT1 3BG**

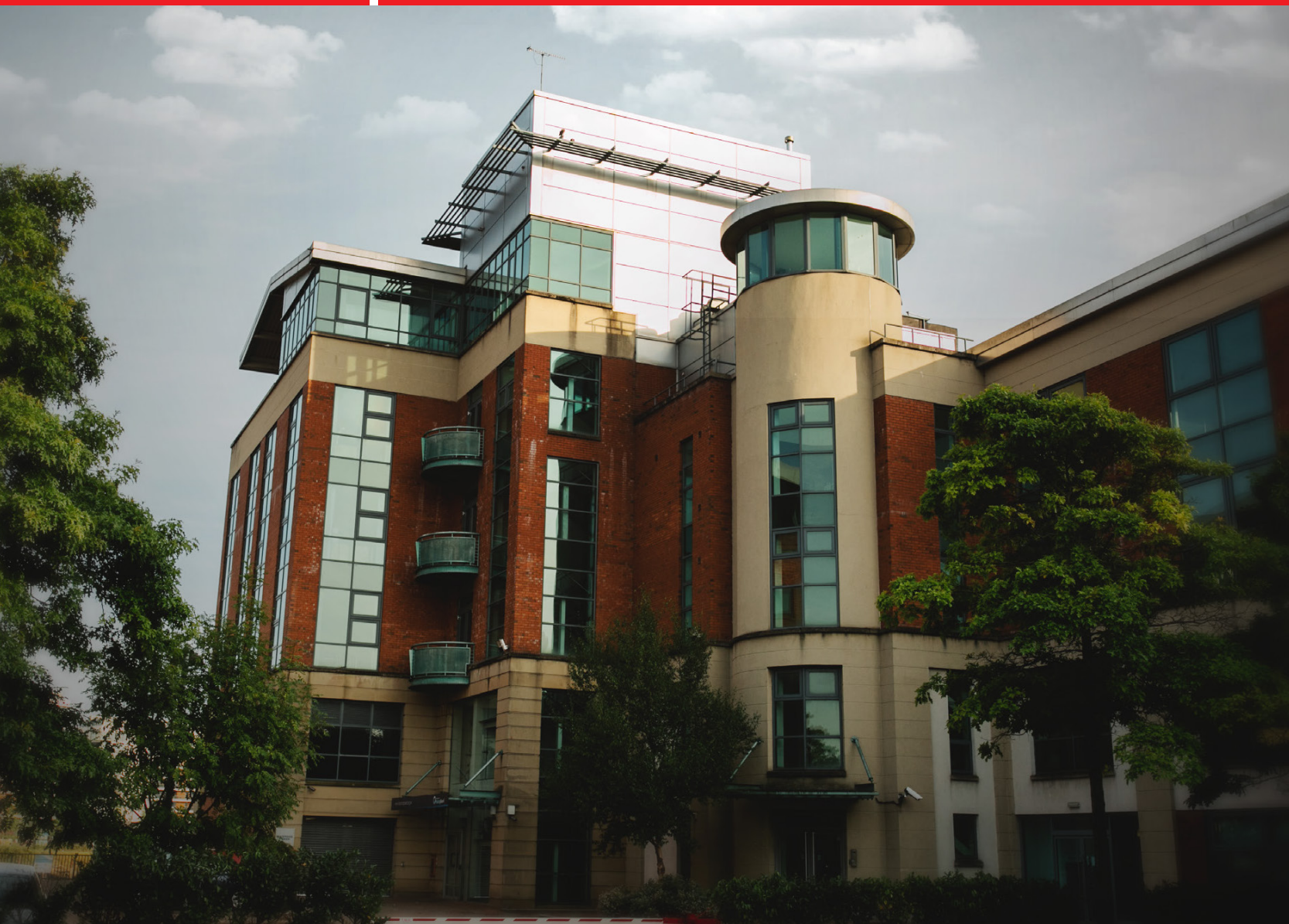
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CONTACT

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BRIEF

- Excellent Grade A office building
- Suites available from
4,507 sq ft – 13,826 sq ft
- 32 car parking spaces
- Excellent access from the
Motorway network



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WWW.LISNEY.COM

LOCATION

Clarendon Dock has developed as one of Belfasts 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.

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 Group, Council for the Curriculum, Examinations and Assessment (CCEA) and Belfast Telegraph occupiers.

ACCOMMODATION

Ground	Reception & Lift Lobby
1st Floor	4,671 Sq Ft
2nd Floor	4,648 Sq Ft
3rd Floor	4,507 Sq Ft
Total	13,826 Sq Ft

DESCRIPTION

A modern self-contained office building providing Grade A space on 3 floors currently arranged with various internal glass / partitioned offices and open plan areas.

The specification includes:

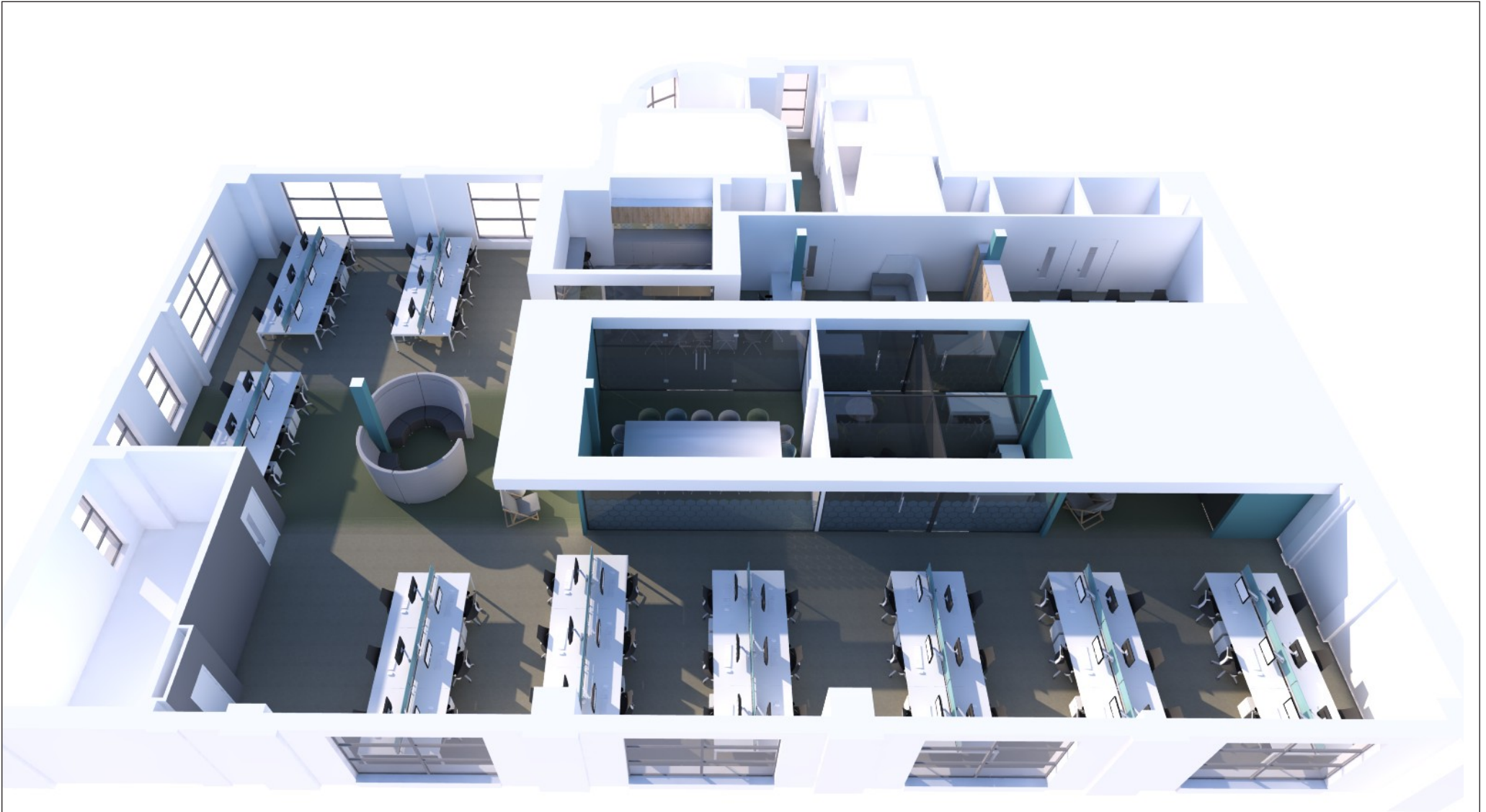
- Air handling system
- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Toilet facilities on each floor
- Kitchen areas on each floor
- Alarm System
- Gas heating
- Passenger lift

There are also 32 car parking spaces available with the building.



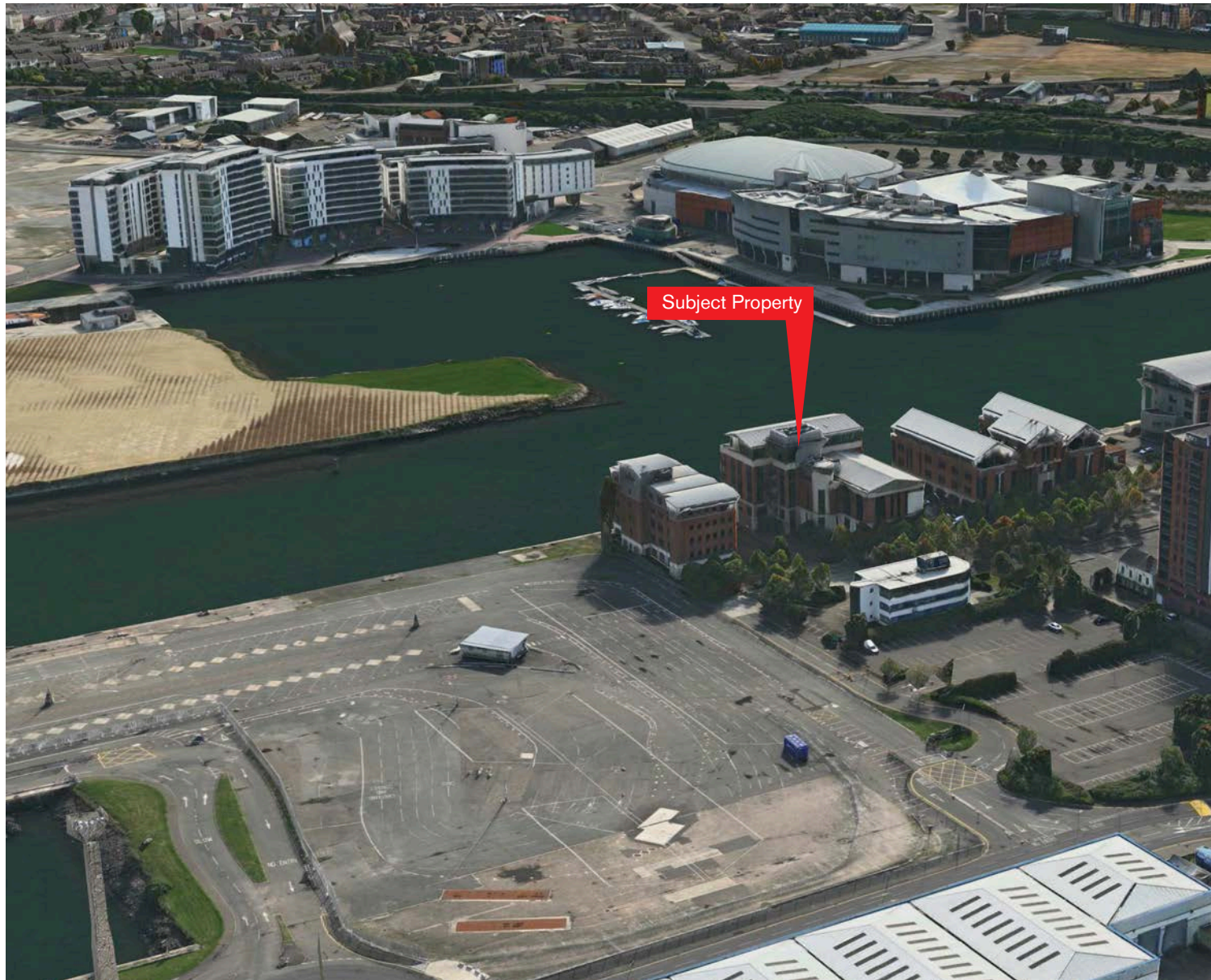


POTENTIAL FIT OUT



CGI IMAGE FOR INDICATIVE PURPOSES ONLY

AERIAL IMAGE



EPC - C61

This property has an energy efficiency rating of: C61

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

61

This is how energy efficient the building is.

The full certificate can be made available upon request.

RATES

*First Floor NAV: £53,000
Rates Payable (17/18): £31,412*

*Second Floor NAV: £48,400
Rates Payable (17/18): £28,686*

*Third Floor NAV: £47,500
Rates Payable (17/18): £28,152*

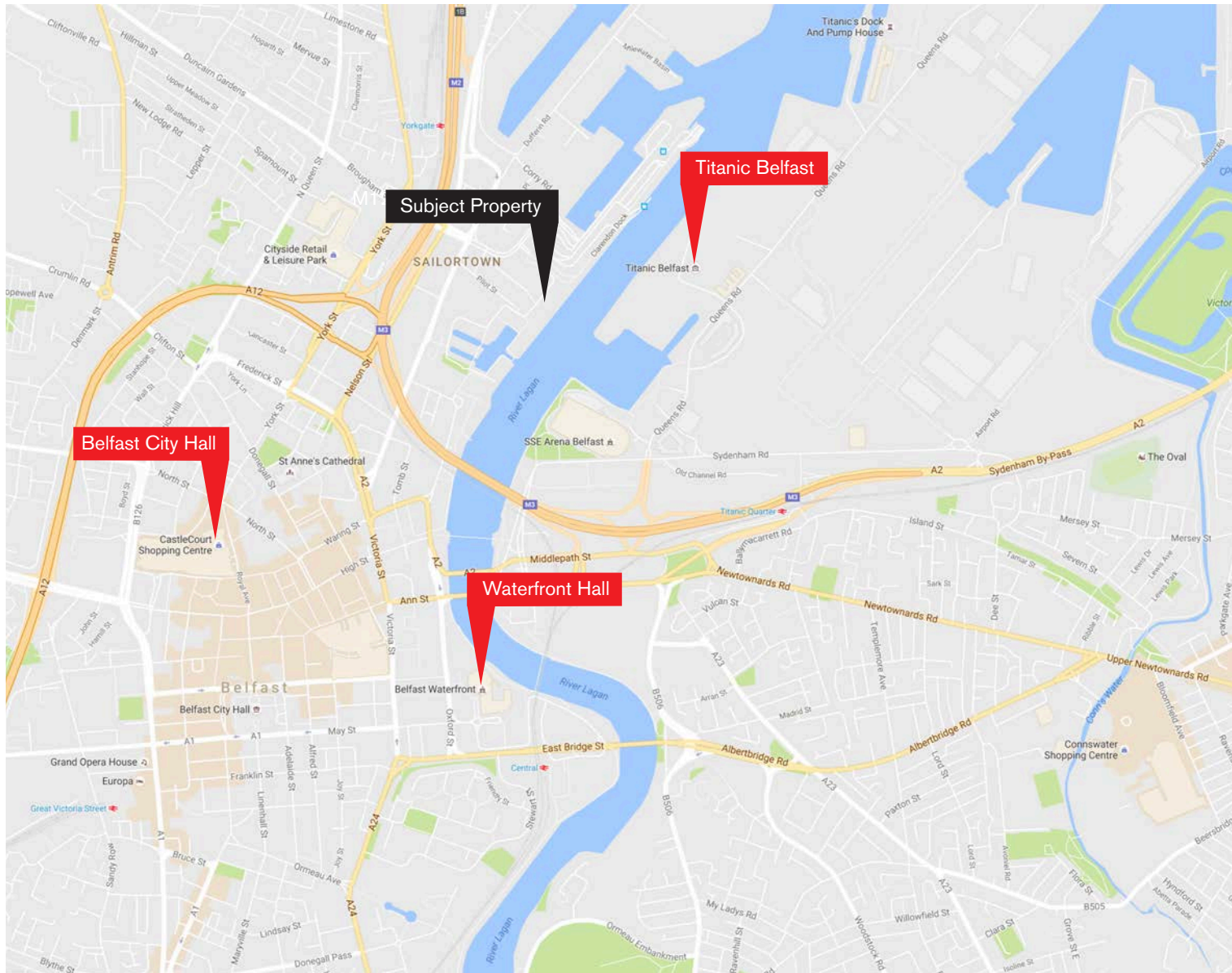
RENT & TERMS

Very flexible terms available.

VAT

All prices and outgoings are exclusive of, but may be liable to, VAT.

LOCATION MAP



CONTACT JOINT AGENTS



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