

# Lisney

TO LET

Ground Floor Grade A Office Suite  
Comprising 3,900 Sq Ft With  
8 Car Parking Spaces.

33 CLARENDON DOCK, BELFAST, BT1 3BG

01

## CONTACT

Andrew Gawley  
028 9050 1501  
agawley@lisney-belfast.com

## BRIEF

- Excellent Ground Floor office suite
- Comprising c. 3,900 sq ft
- 8 car parking spaces
- Excellent access from the Motorway network



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.



## DESCRIPTION .....

A modern self-contained Grade A office suite on the ground floor currently arranged on either side of the common reception foyer and comprising various offices/meeting rooms and open plan workspace.

The suite also benefits from excellent natural light on all elevations.

The specification includes:

- Feature entrance foyer
- Intercom/swipe access to the suite
- Air conditioning
- Cat 6 cabling
- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Large Kitchen
- Toilet facilities
- Gas heating
- 24/7 access with on-site security personnel
- CCTV

There are also 8 car parking spaces available with the building.

## ACCOMMODATION

Ground floor suite: 3,900 sq ft (Approx.)





## IMAGE GALLERY



### REPAIRS & INSURANCE

*The space will be let on effective full repairing and insuring terms by way of service charge recovery.*

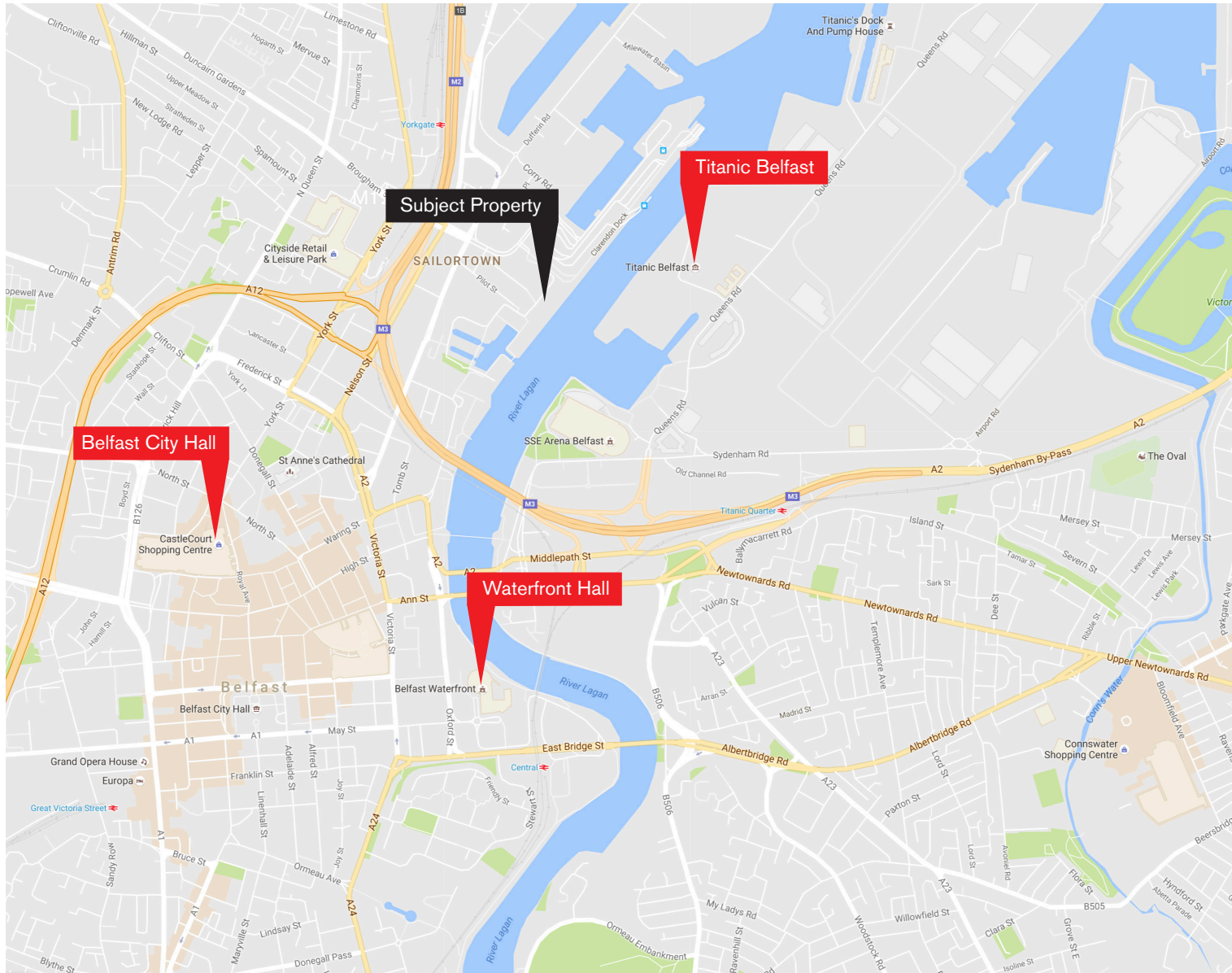
### SERVICE CHARGE

*A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.*

*The current service charge and insurance for the year 2016/17 is approximately £15,450.*



## LOCATION MAP



## EPC - D76

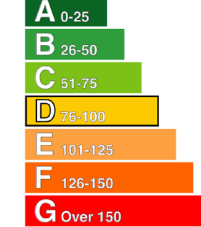
*This property has an energy efficiency rating of D76*

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



**76** This is how energy efficient the building is.

Less energy efficient

*The full certificate can be made available upon request.*

## LEASE DETAILS

**Rent:** £59,500 per annum

**Term:** By way of negotiation

## RENT & TERMS

*The NAV is currently being reassessed but we estimate this could be approximately £29,000 payable per annum.*

## VAT

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

## CONTACT

Andrew Gawley  
028 9050 1501  
agawley@lisney.com

*The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.*