

TO LET

Ground Floor, North Tower, 31 Clarendon Dock, Belfast, BT1 3BG

**MODERN SELF-CONTAINED GROUND FLOOR OFFICE SUITE OF C. 3,856 SQ FT
WITH 4 CAR PARKING SPACES**



Commercial Real Estate
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY



Commercial Real Estate
From every angle

FEATURES

Excellent self-contained office suite

Ground floor suite with own-door access comprising 3,856 sqft

4 car parking spaces

Excellent access to the motorway network

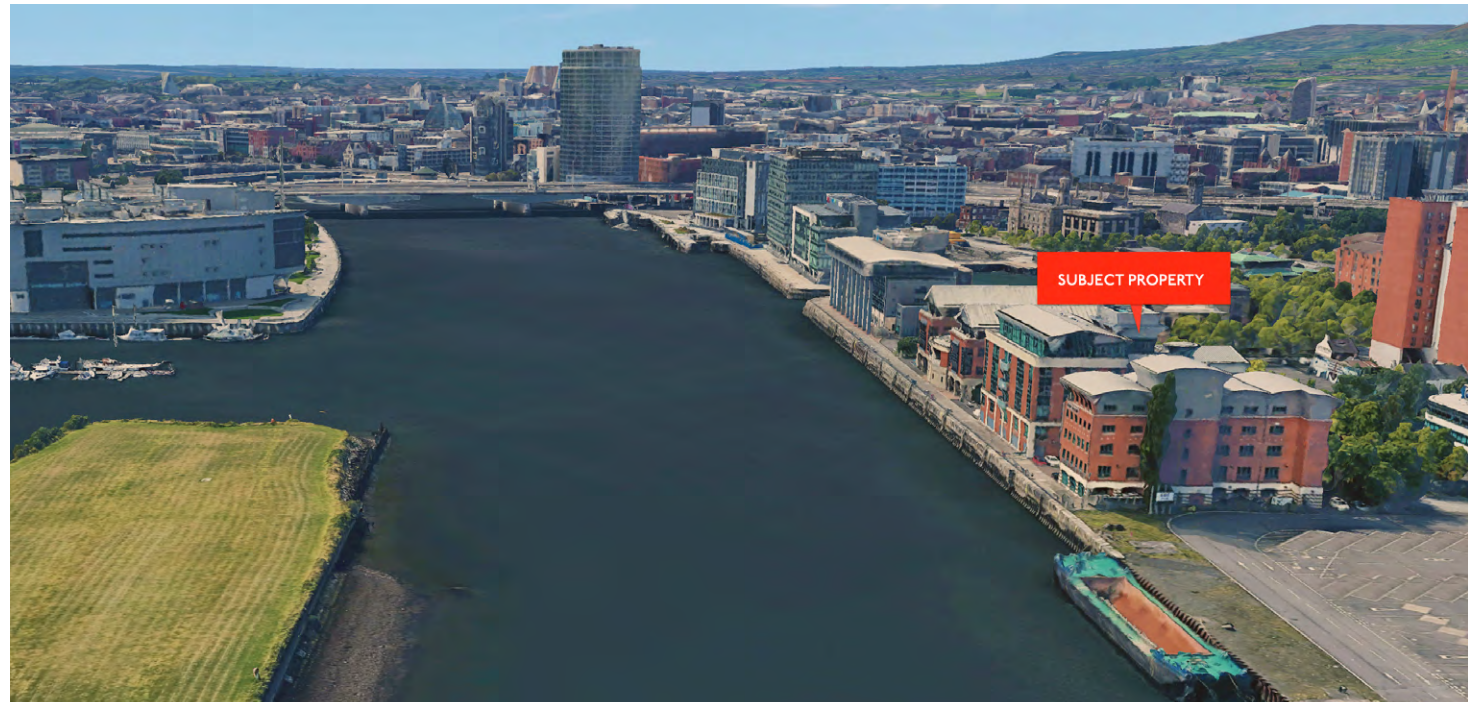
LOCATION

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.

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



ACCOMMODATION

	Sq Ft	Sq M	Parking Spaces
Ground Floor			
Suite	3,856	358.2	4

DESCRIPTION

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

The specification includes:

- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Toilet facilities
- Kitchen area
- Alarm System
- Gas heating

There are also 4 car parking spaces available with the building.





RATES

Ground Floor:

NAV: £57,400

Rate in the £: 0.626592

Rates payable 25/26: £35,966.38

RENT

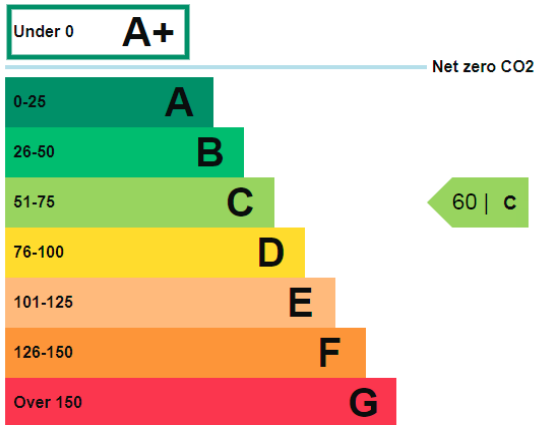
£10 psf

VAT

All prices and outgoings are exclusive of, but may be liable to Value Added Tax.

EPC

The property has an Energy Efficiency rating of C60.
The full Certificate can be made available upon request.



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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. 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 Ambit CRE. 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.



Commercial Real Estate
From every angle

For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

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