

**TO LET**

## First Floor Suite, 33 Clarendon Dock, Belfast BT1 3BG

FIRST FLOOR GRADE A OFFICE SUITE OF C. 2,150 SQFT WITH CAR PARKING



Commercial Real Estate  
From every angle





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From every angle

## FEATURES

Located in the prestigious and picturesque Clarendon Dock

Grade A, modern first floor office suite located in the picturesque leafy Clarendon Dock

Suite 2      2,150 Sq. Ft.  
4 parking spaces

Excellent access from the Motorway network

Just a few minutes walk from the City Centre and newly renovated York Street train station

### 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.

### DESCRIPTION

We are offering a Grade A, modern office suite on the first floor.

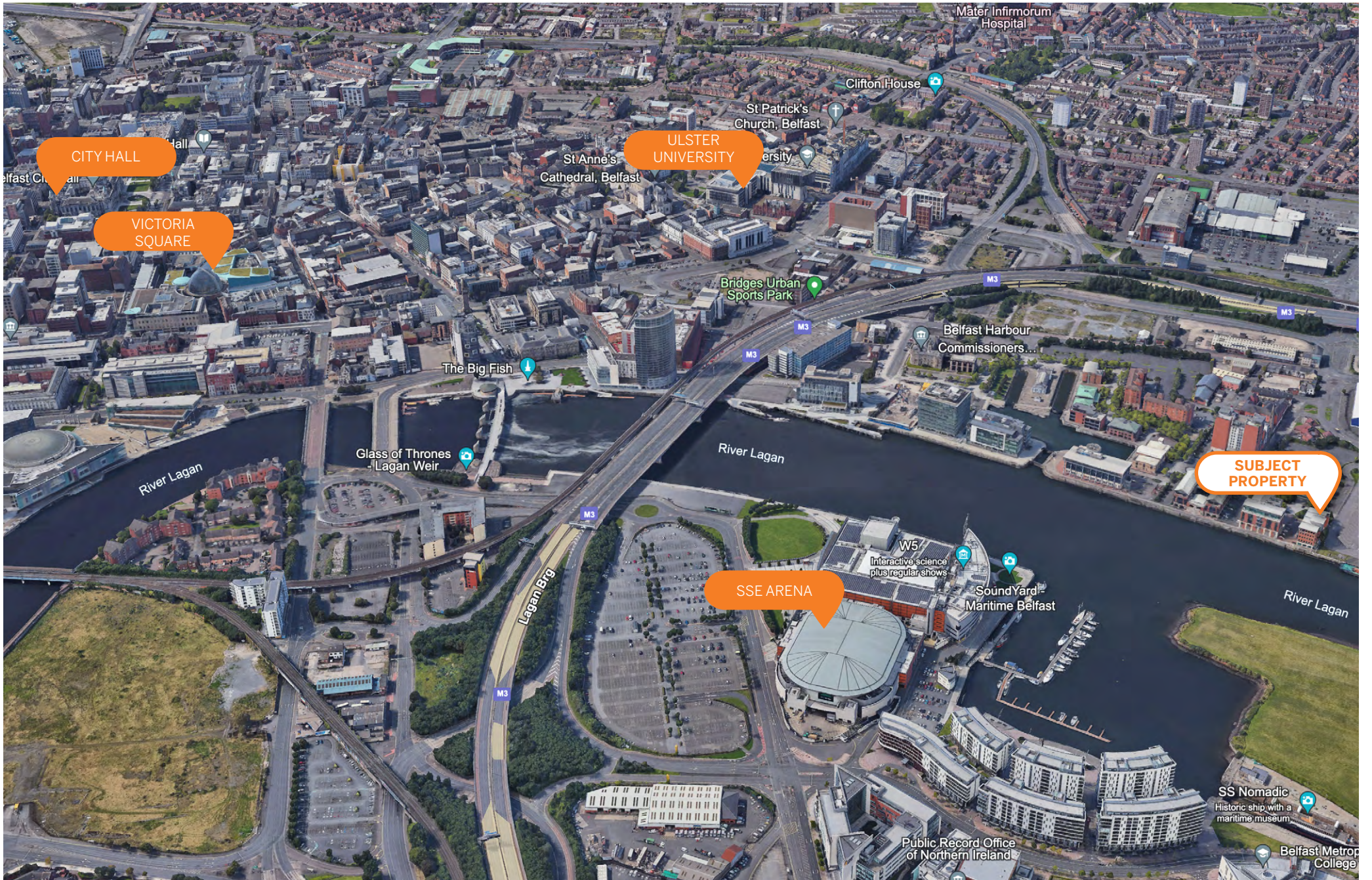
The suite benefits from:

- Excellent natural light on all elevations
- Intercom/swipe access
- Air conditioning
- Cat 6 cabling
- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Gas heating

Shared facilities include:

- Modern kitchen area
- Toilet facilities
- 24/7 access
- On-site security personnel Monday-Friday
- CCTV





## ACCOMMODATION

Suite 1	LET
Suite 2	2,150 Sq. Ft. (c. 199.7 Sq. M)

## REPAIRS & INSURANCE

The suite will be let on effective Full Repairing and Insuring terms by way of service charge recovery. Insurance will be circa £550 per annum.

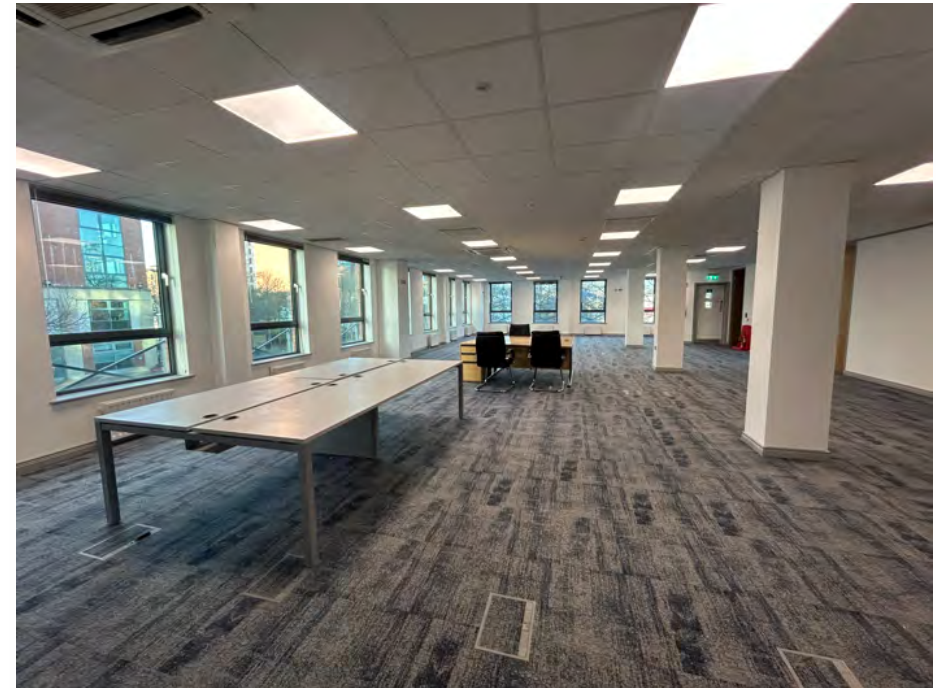
## SERVICE CHARGE

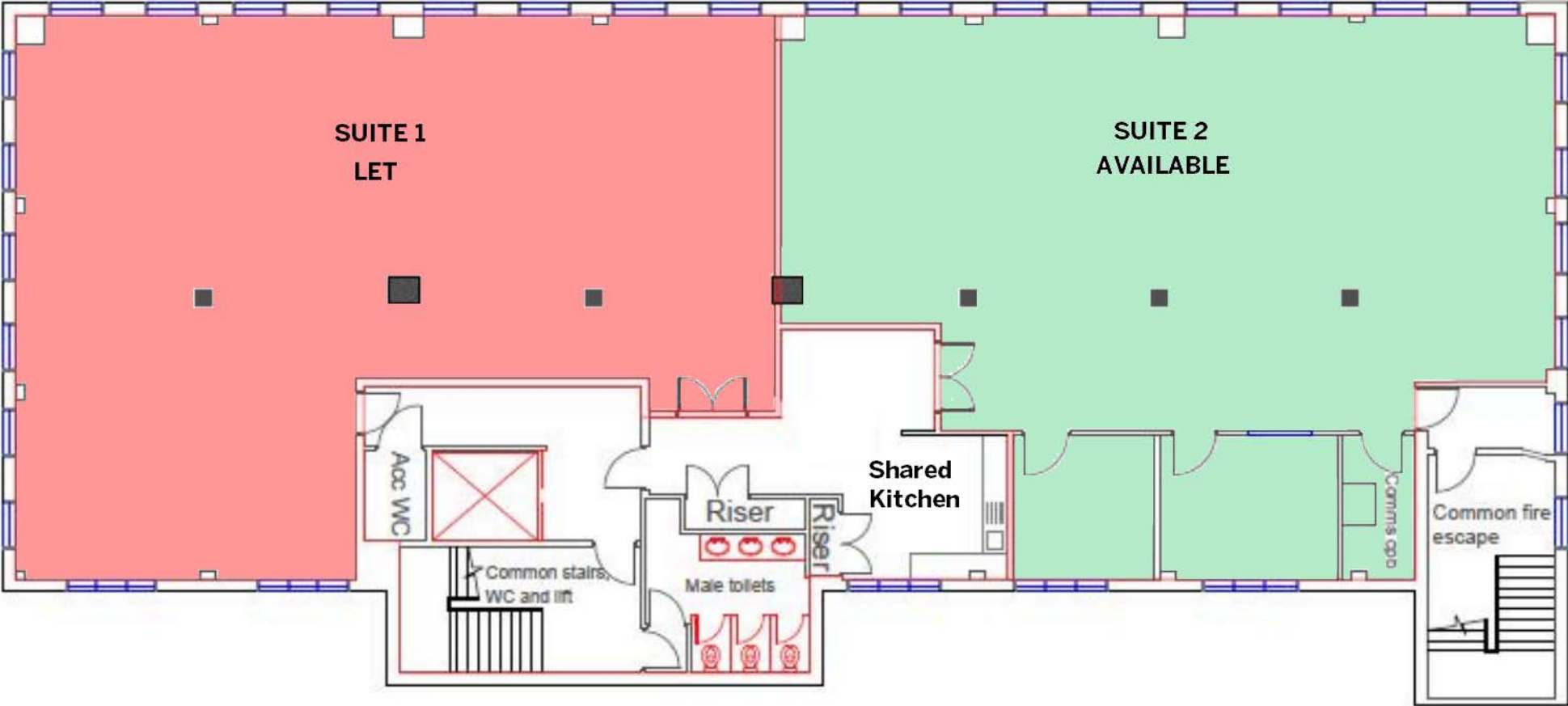
A service charge will be levied per suite to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas. This is circa £13,050 +VAT per annum

## ESTIMATED RATES

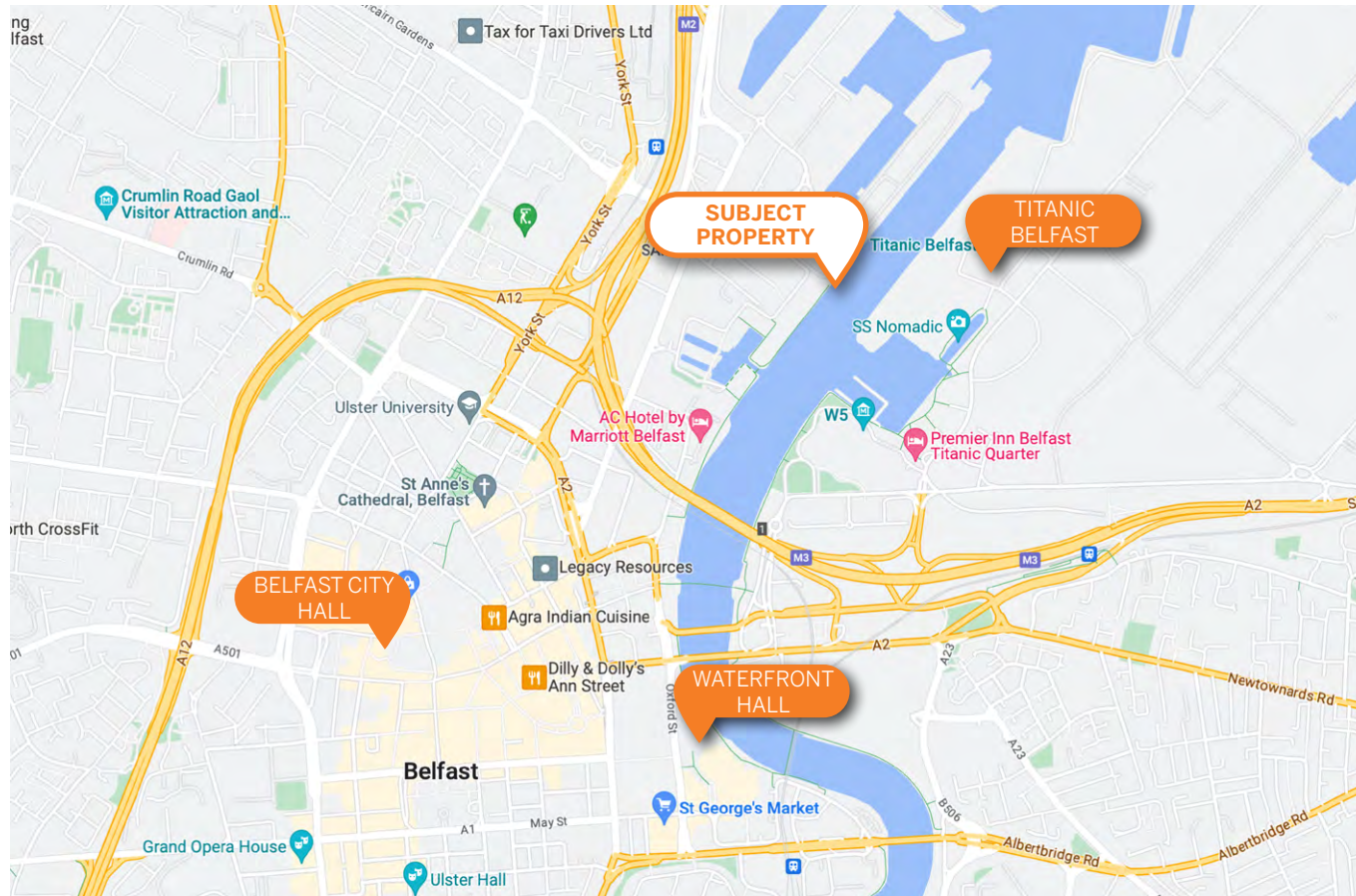
The rates for the suite are as below;

Net Annual Value	£31,000
Rate in the £ 23/24	0.626592
Payable 25/26	£19,424





## LOCATION



## RENT

£16 psf.

## TERM

By way of negotiation.

## VAT

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

## EPC

The property has an Energy Efficiency rating of D76. The full Certificate can be made available upon request.

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

← 76 This is how energy efficient the building is.

## 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.



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From every angle

### For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

### AMBIT CRE

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