

TO LET

Prime Office Suite, 2nd Floor, 33 Clarendon Dock, Belfast BT1 3BG

SECOND FLOOR GRADE A OFFICE SUITE COMPRISING 4,790 SQFT WITH 8 CAR PARKING SPACES



Commercial Real Estate
From every angle





Commercial Real Estate
From every angle

FEATURES

Excellent second floor office suite

Comprising c. 4,790 sqft (445 sqm)

8 car parking spaces

Excellent access from 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.

DESCRIPTION

A modern self-contained Grade A office suite on the second floor comprising open plan workspace with four private offices/boardrooms and a large kitchen/breakout area.

The suite 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 area
- Toilet facilities
- Gas heating
- 24/7 access with on-site security personnel Monday-Friday
- CCTV

There are 8 car parking spaces available with the suite.



ACCOMMODATION

Approximately 4,790 sqft (445 sqm).

REPAIRS & INSURANCE

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

SERVICE CHARGE

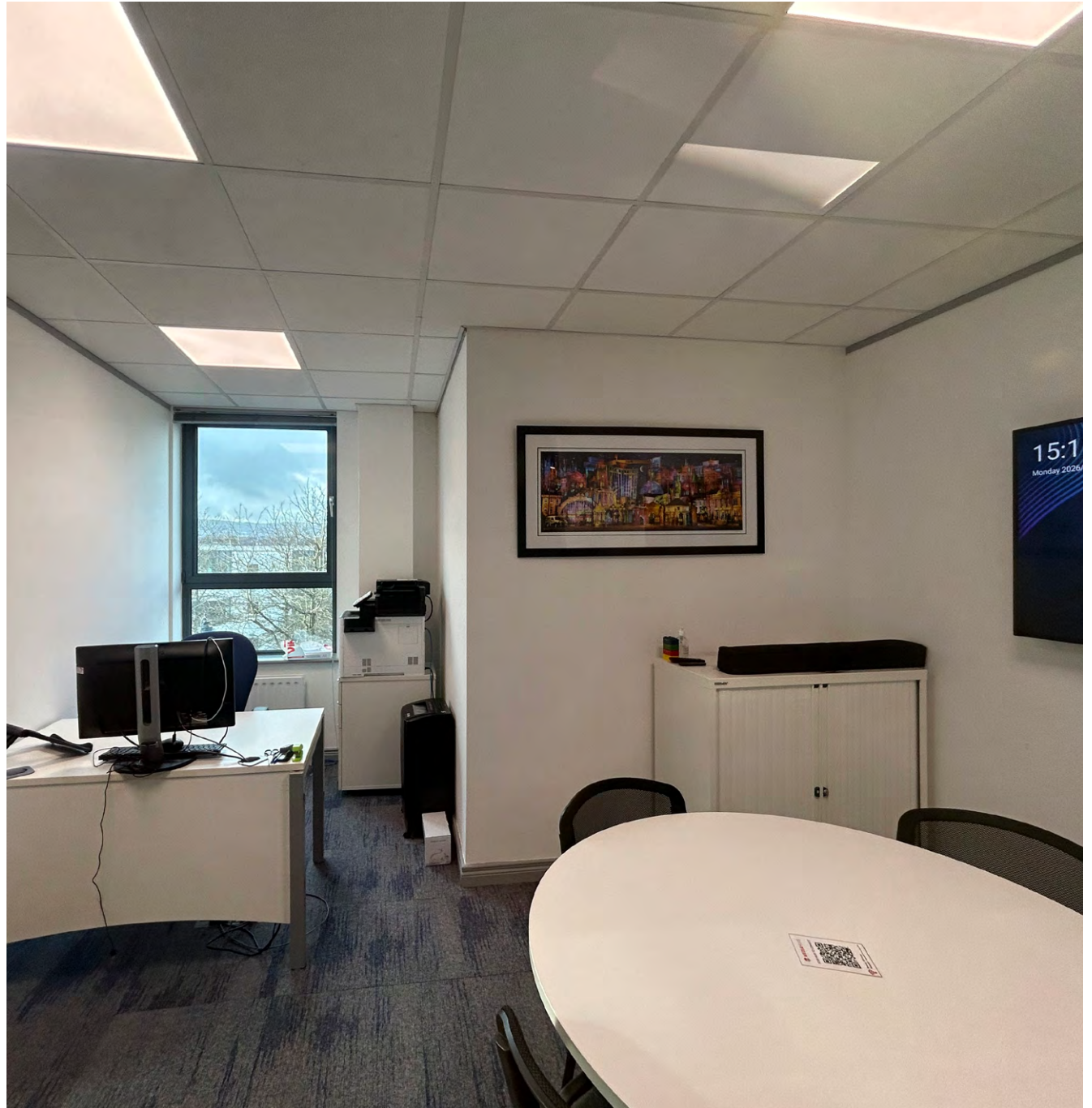
A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

The current service charge and insurance for the year 2026/27 is approximately £25,782 per square foot.

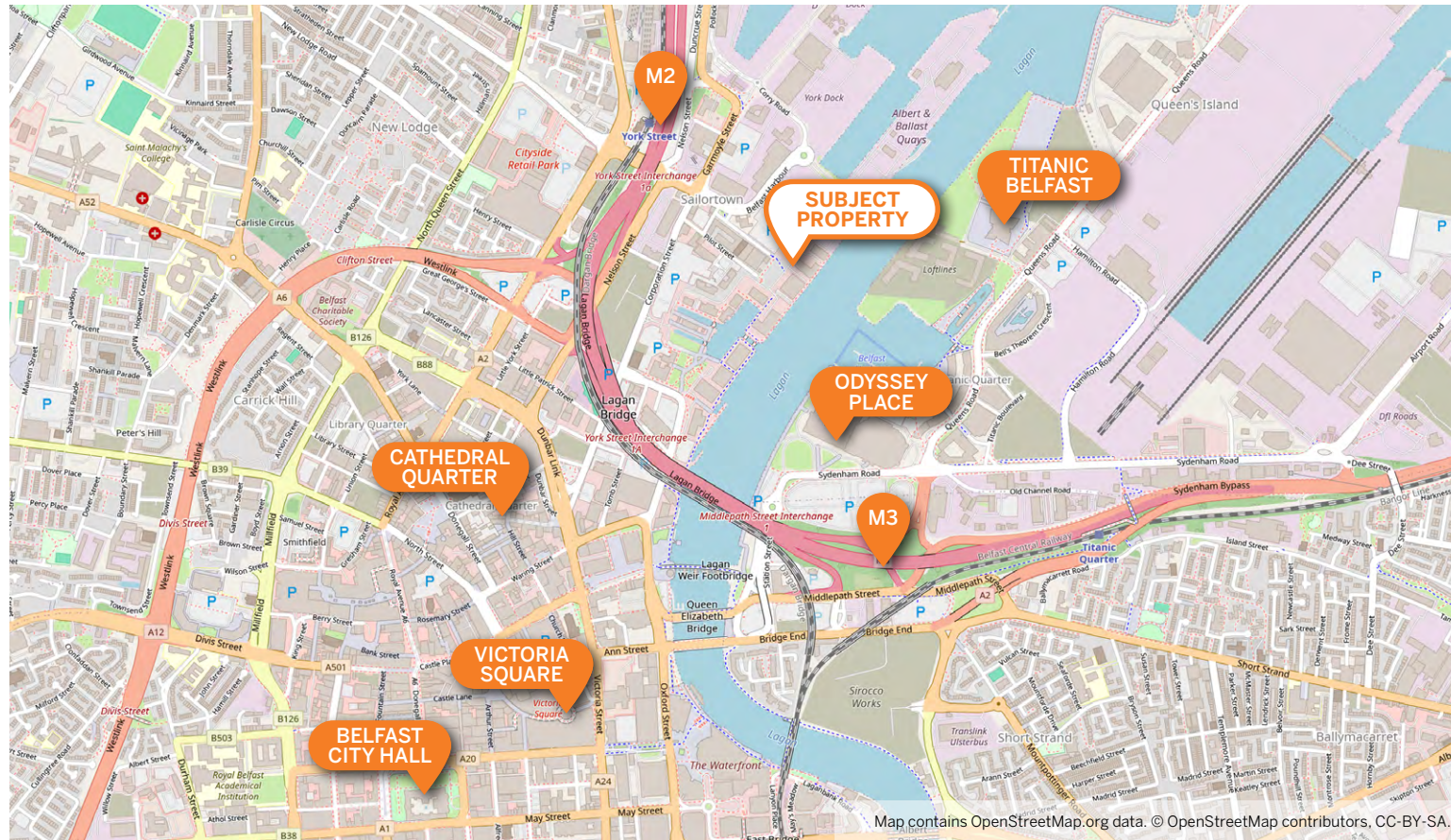
RATES

The NAV is currently being reassessed but we estimate this could be approximately £39,037 payable per annum for the year 2026.





LOCATION



RENT

£16 per square foot.

TERM

By way of negotiation.

VAT

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

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	TBC
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

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.

REF 25286



Commercial Real Estate
From every angle

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