

# Waterside **TOWER**

Lisney

## TO LET

Clarendon Dock, 31 Clarendon Road, Belfast, BT1 3BG

Prominent waterfront headquarter office building comprising c. 25,000 sq.ft. with 58 car parking spaces

# FEATURES

- Prime office building fitted to Grade A specification.
- Surrounding occupiers include Belfast Telegraph, CCEA, Baker McKenzie and UTV.
- Comprising c. 24,888 sq.ft. over 5 floors.
- Excellent access from the Motorway network and a range of retail, leisure and service amenities.
- 58 dedicated car parking spaces.



**FANTASTIC WATERFRONT ASPECT WITH VIEWS OF THE RIVER LAGAN AND TITANIC BELFAST, ESPECIALLY FROM THE TOP FLOOR BALCONY.**

## Waterside **TOWER**

Clarendon Dock, Belfast



# LOCATION

**CLARENDON DOCK HAS DEVELOPED AS ONE OF BELFAST'S MOST PRESTIGIOUS BUSINESS LOCATIONS AS A RESULT OF SIGNIFICANT INVESTMENT AND REJUVENATION OF THE LAGANSIDE WATERFRONT.**

The location provides an attractive environment with cobbled tree lined streets, landscaping, and views over the River Lagan and Titanic Belfast.

There is an NCP multi-story car park offering 911 spaces along with the recently opened AC Hotel by Marriott, both a mere 3-minute walk from the office.

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), Belfast Telegraph, BSO, Baker McKenzie and UTV.



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# LOCATION

- 1 M2 Motorway
- 2 Belfast Docks
- 3 Titanic Belfast
- 4 SSE Arena
- 5 River Lagan

- 6 Lanyon Place Train Station
- 7 Waterfront
- 8 AC Hotel by Marriott
- 9 NCP car park (911 spaces)
- 10 Victoria Square

- 11 Ulster University
- 12 M1 Motorway
- 13 Belfast City Centre
- 14 City Hall

# Waterside TOWER



## Waterside **TOWER**

## **DESCRIPTION**

**WATERSIDE TOWER COMPRISES A PURPOSE BUILT HEADQUARTER OFFICE BUILDING WITH FANTASTIC WATERFRONT VIEWS, FACING DIRECTLY ONTO THE RIVER LAGAN AND OVER TO TITANIC BELFAST. THE OUTLOOK AFFORDED FROM ALL FLOORS, INCLUDING THE 5TH FLOOR BALCONY, IS UNRIVALLED IN THE AREA.**

The total space comprises a net internal area of 24,888 sq ft (2,312 sq m) and is arranged over five floors. There are 58 car parking spaces, of which 22 are secured within the demise of the building in the secure undercroft, and externally at the front door with access to the shared site via buzzer barrier entry. The balance of the spaces are in the surrounding dedicated car park.

Internally the property is currently arranged with a main ground floor reception, a mix of cellular offices, large boardrooms / presentation rooms and open plan office space.

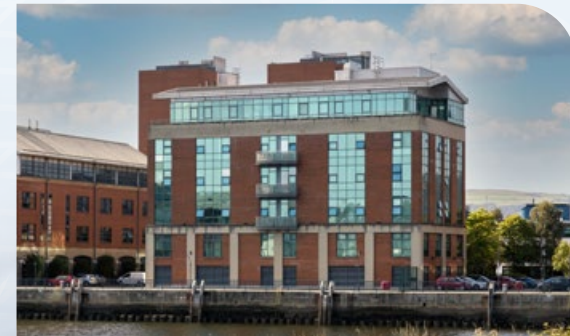
There are a number of kitchen facilities, a full gym with changing and shower facilities and break out areas, separate male & female WCs, a lift to all floors, buzzer entry to the building, swipe access to each floor and CCTV / Alarm system.

The property currently comprises:

- Air handling system;
- Raised computer access flooring;
- Floor to ceiling windows;
- Carpet tiles;
- Plaster painted walls;
- Suspended ceiling;
- Recessed fluorescent lighting.

It is anticipated that the property will be fully refurbished upon occupation.

There is the potential to provide a charging point for electric EV vehicles and bike racks in the under-croft parking area on site.





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## ACCOMMODATION

Floor	Sq. Ft	Sq M
Ground	477	44.4
1st	5,149	478.4
2nd	5,156	479.0
3rd	5,287	491.2
4th	5,081	472.0
5th	3,737	347.2
<b>TOTAL</b>	<b>24,888</b>	<b>2,312</b>

## RENT

Price On Application.

## TERM

By way of negotiation.

## REPAIRS & INSURANCE

The space will be let on full repairing and insuring terms.

## RENT REVIEW

Periodic rent reviews.

## 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.

## BUILDING INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium, which for the year 2021/22 is £2,200 plus VAT.

## RATES

NAV £321,500

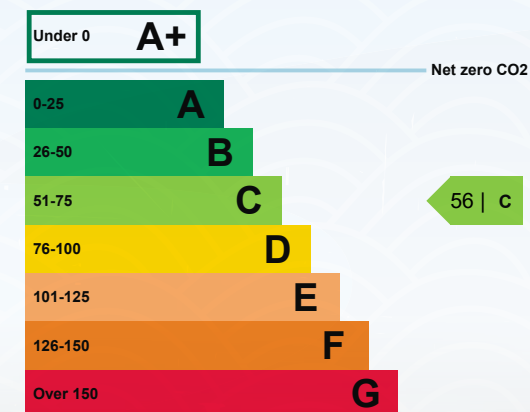
Rates payable 2022 / 23 £177,160.97

## VAT

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

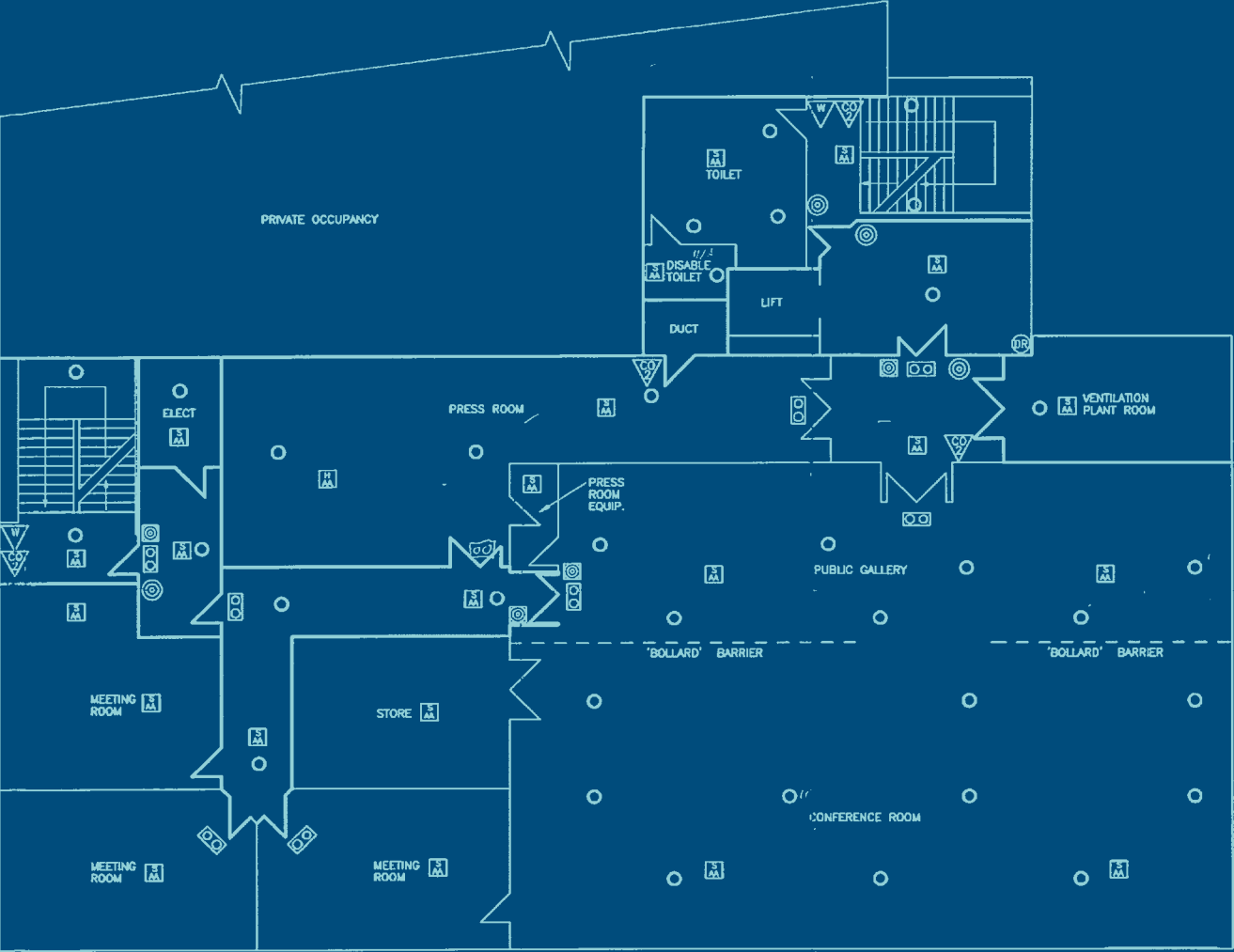
## EPC

The property has an Energy Efficiency rating of **C56**. The full Certificate can be made available upon request.



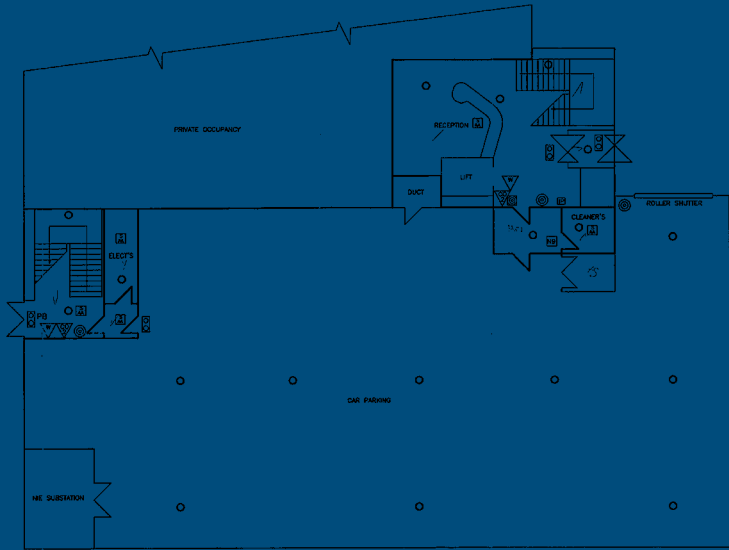
# FLOOR PLANS

## FIRST FLOOR

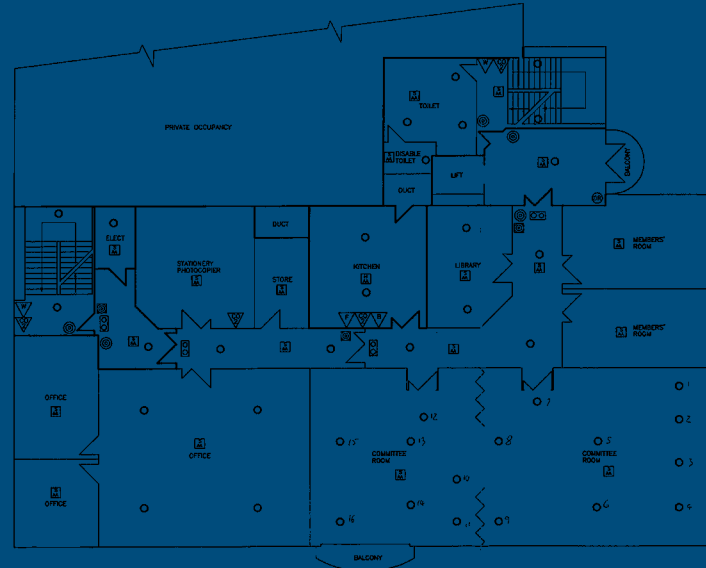


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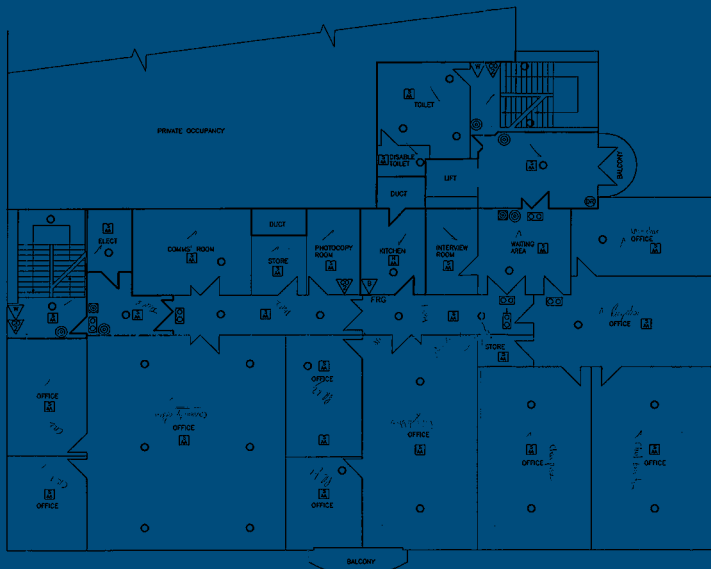
# GROUND FLOOR



# SECOND FLOOR



# THIRD FLOOR



# FOURTH FLOOR



# CONTACT

Strictly by appointment with the letting agent.

**FOR FURTHER  
INFORMATION  
PLEASE CONTACT:**

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is available at  
[www.lisney.com](http://www.lisney.com)

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