



TO LET

THIRD FLOOR, WATERSIDE TOWER, CLARENDON DOCK, 31 CLARENDON ROAD, BELFAST, BT1 3BG
PROMINENT WATERFRONT OFFICE SUITE COMPRISING C. 5,287 SQ. FT. WITH 13 CAR PARKING SPACES.

Lisney

FEATURES

- ◆ Prominent office building fitted to Grade A specification.
- ◆ Prime suite of 5,287 Sq. Ft.
- ◆ 13 dedicated car parking spaces.
- ◆ Surrounding occupiers include Belfast Telegraph, CCEA, Baker McKenzie and UTV.
- ◆ Excellent access from the Motorway network and a range of retail, leisure and service amenities.



FANTASTIC WATERFRONT ASPECT
WITH VIEWS OF THE RIVER LAGAN
AND TITANIC BELFAST

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 Lagan 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.





LOCATION

- | | | |
|--------------------|-------------------------------|-------------------------|
| I. M2 Motorway | 6. Lanyon Place Train Station | 11. Ulster University |
| 2. Belfast Docks | 7. Waterfront | 12. M1 Motorway |
| 3. Titanic Belfast | 8. AC Hotel by Marriott | 13. Belfast City Centre |
| 4. SSE Arena | 9. NCP car park (911 spaces) | 14. City Hall |
| 5. River Lagan | 10. Victoria Square | |

Waterside TOWER

Clarendon Dock, Belfast

Description

Waterside Tower comprises a prime office building with fantastic waterfront views, facing directly onto the River Lagan and over to Titanic Belfast.

The outlook afforded from all floors is unrivalled in the area.

The property benefits from a ground floor entrance lobby, a lift to all floors, buzzer entry to the building, swipe access to each floor with CCTV and intruder alarm systems.

Each floor includes male & female bathrooms located off the main stairwell.

The subject suite is a modern Grade A office suite on the third floor, laid out with various offices/meeting rooms and open plan workspace.

The suite also benefits from excellent natural light on all elevations with floor to ceiling windows overlooking the River Lagan.

The suite 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.

There are 13 parking spaces included with the suite.



Images for entire property. Photographs for indicative purposes only.





**Waterside
TOWER**

Clarendon Dock, Belfast

Images for entire property. Photographs for indicative purposes only.

ACCOMMODATION

FLOOR	SIZE (SQ. FT.)	SIZE (SQ. M.)
Third Floor	5,287	491.2
TOTAL	5,287	491.2

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of the internal and external common areas.

INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium.

RATES

To be reassessed on a floor by floor basis. We understand the approximate rates payable may be in the region of;

Third Floor - £39,700

RENT

Price on application.

RENT REVIEWS

Periodic rent reviews.

REPAIRING OBLIGATIONS

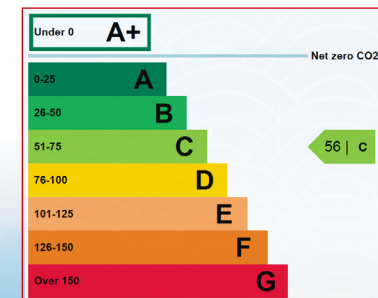
The space will be let on effective full repairing and insuring terms.

VAT

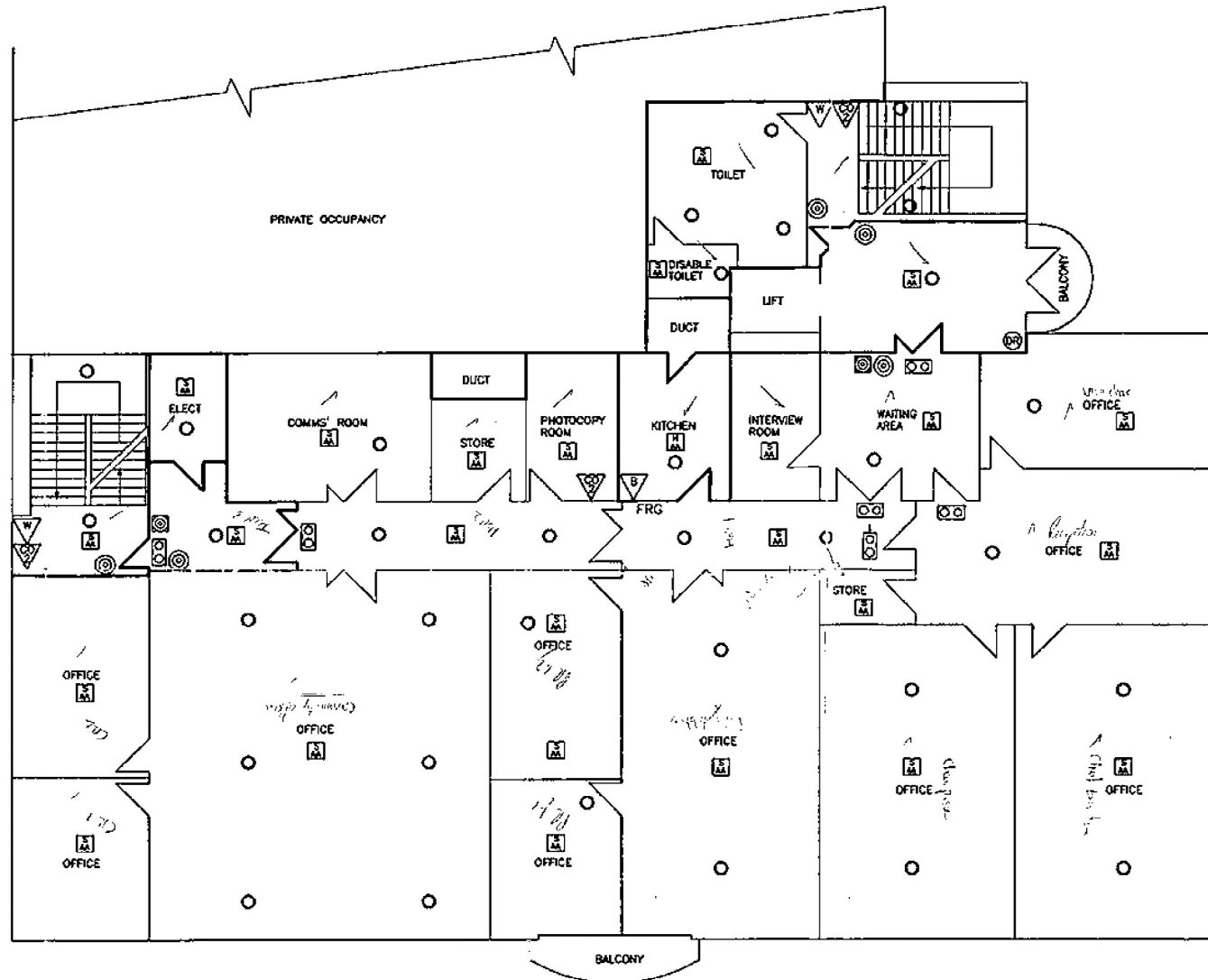
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

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



Third Floor Suite Plan





Contact

Strictly by appointment with the sole Letting agent.
For further information please contact:

Lynn Taylor

028 9050 1556 / 07813 020 181

ltaylor@lisney.com

Or

Andrew Gawley

028 9050 1552 / 07917 007 522

agawley@lisney.com

Waterside TOWER

Clarendon Dock, Belfast

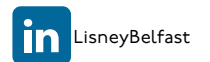
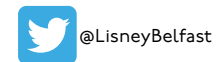
Customer Due Diligence

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/ukxi/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 Lisney. 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.

Further information is available at www.lisney.com



Lisney

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.