



WATERS EDGE

CLARENDON DOCK, BELFAST, BT1 3BH



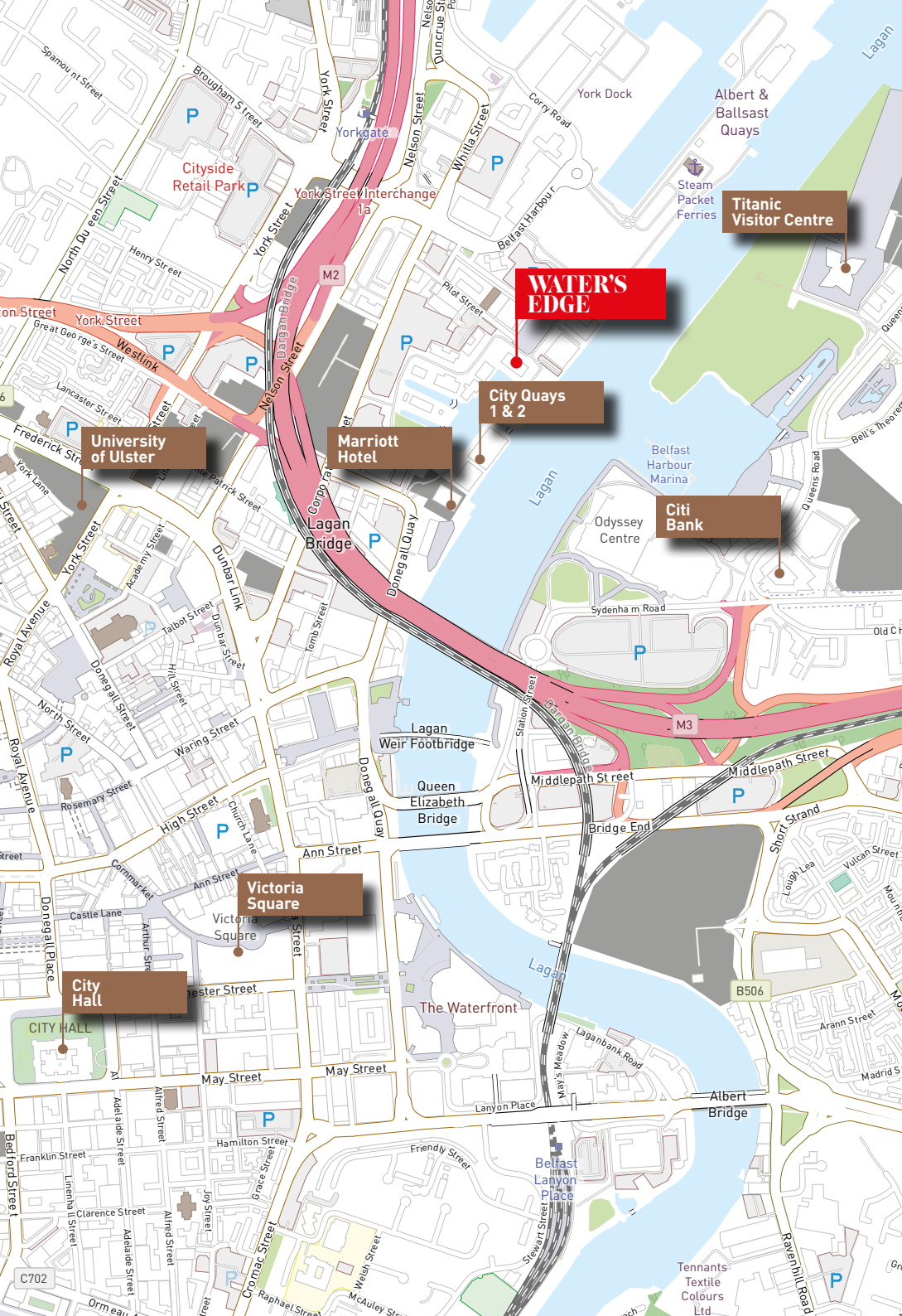
TO LET GRADE A
7,980 SQ FT WATERFRONT OFFICE
WITH CAR PARKING
CLARENDON DOCK, BELFAST, BT1 3BH





PROPERTY SUMMARY

- Approx. 7,980 sq ft of Modern Grade A ground floor self contained accommodation.
- Recently refurbished office space with a high quality modern fit-out and waterfront aspect.
- 13 dedicated Car Parking around the building with ability to lease further spaces.
- Surrounding occupiers include Radius Connect, Baker McKenzie, Golf Now, UTV and TP ICAP.



LOCATION

Clarendon Dock is one of Belfast's premier business addresses and is an area of the City that has witnessed significant investment over the past 5 years.

Belfast Harbour's City Quays development scheme has enhanced the locality and the location now boasts a range of high profile global occupiers who include, Baker McKenzie, Golf Now, TP ICAP, UTV, Wireless and the AC Hotel by Marriott.

The location benefits from excellent levels of accessibility given its immediate connectivity to the M2 and M3 Motorways and M1 via the Westlink. The pedestrian connectivity between Clarendon Dock and Belfast City Centre (10 minute walk) has been enhanced with a waterfront pathway leading back into the City Centre via Donegal Quay.





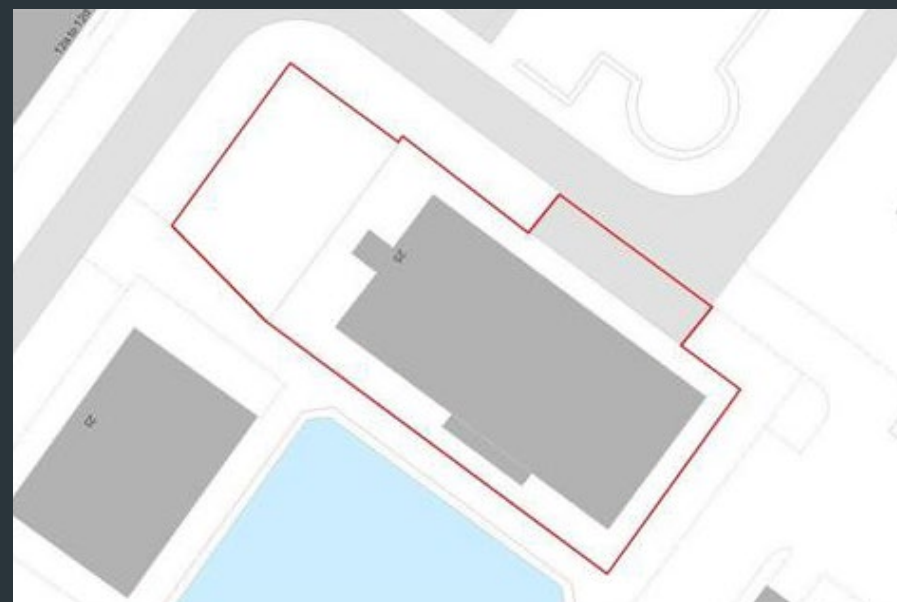
DESCRIPTION

The subject property comprises a purpose built office building with an outstanding waterfront vista, arranged over three floors and benefits from dedicated 13 car parking spaces.

The ground floor offices are extremely well configured to provide a feature reception lobby and open planned offices.

Additional car parking spaces can be leased by way of a separate licence agreement.

The entire property has recently been recently refurbished internally.



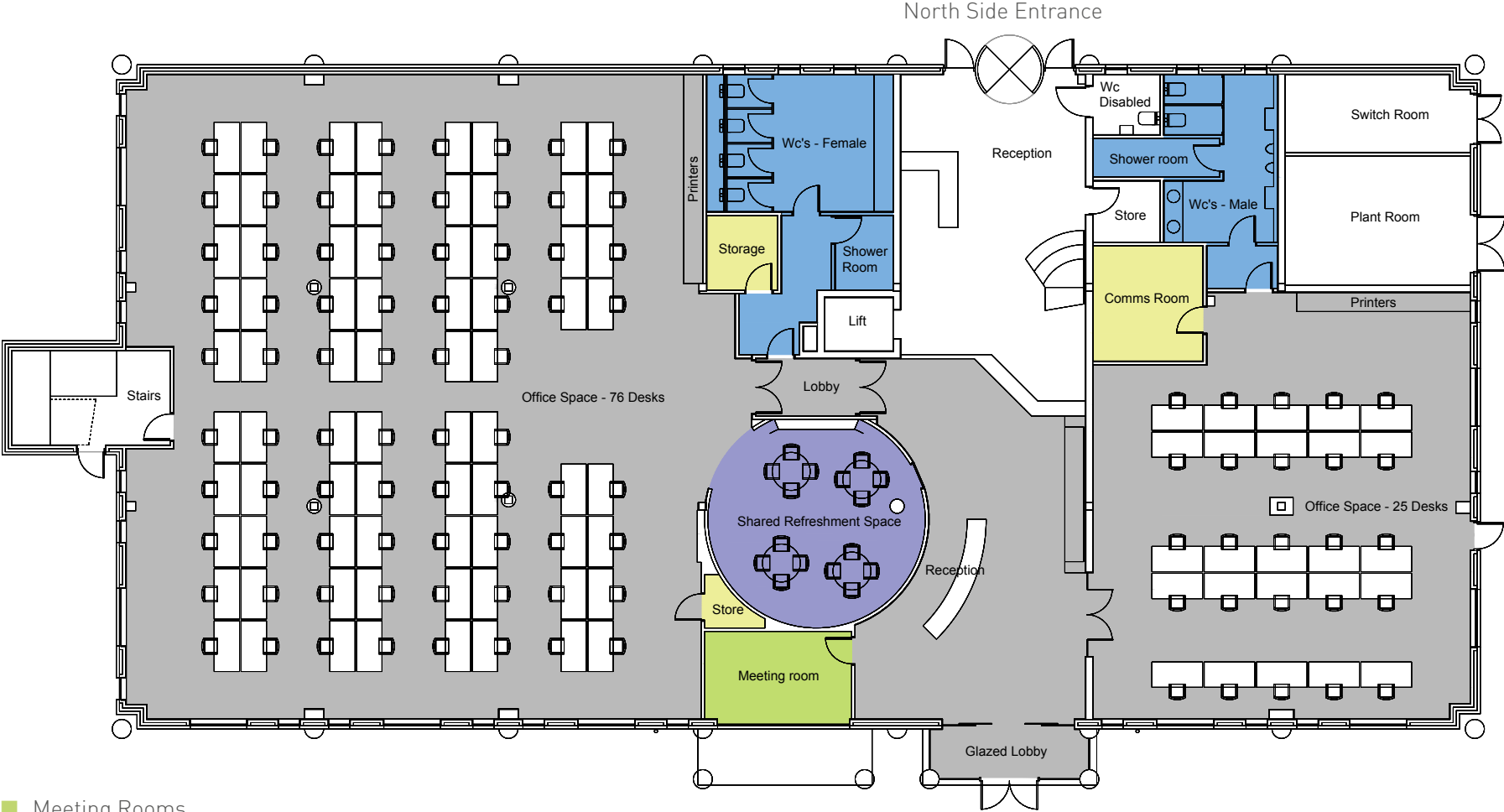
ACCOMMODATION

GROUND

7,980 SQ FT

Copy of ground floorplan is on the following page.

GROUND FLOOR PLAN INDICATIVE LAYOUT



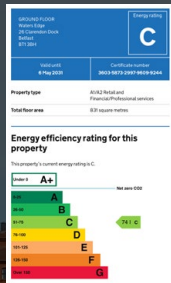
- Meeting Rooms
- Break Out
- WC Showers
- Circulation & Office
- Storage & Comms Rooms



LEASE DETAILS

Term	A new 10 year FRI lease.
Rent	£17.50 per sq ft inclusive of 13 car parking spaces.
Rent Review	5 yearly upwards only.

EPC



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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