

Lisney

.....
TO LET
.....

**Self-Contained modern ground floor office suite
c. 3,856 sq ft. with 4 car parking spaces.**

**NORTHTOWER, 31 CLARENDON
DOCK, BELFAST, BT1 3BG**



CONTACT

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BRIEF

- Excellent self contained office suite
- Ground floor suite with own door access comprising 3,856 sq ft
- 4 car parking spaces
- Excellent access to the Motorway network

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WWW.LISNEY.COM

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.

ACCOMMODATION

Ground Floor	3,856 sq ft
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DESCRIPTION

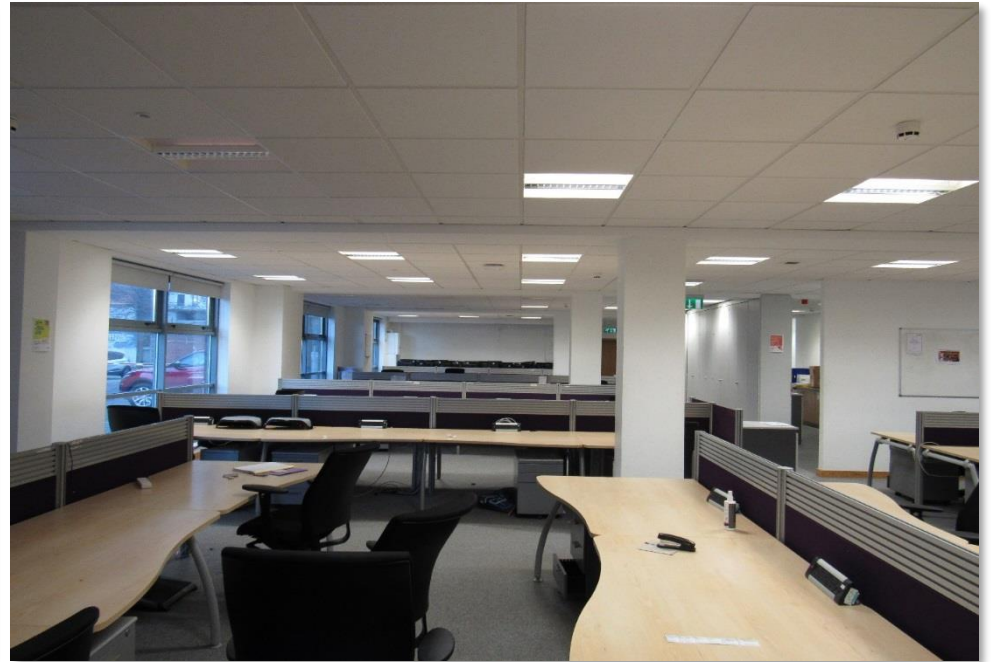
A modern self-contained office building providing Grade A space on the GF arranged with various internal glass / partitioned offices and open plan areas.

The specification includes:

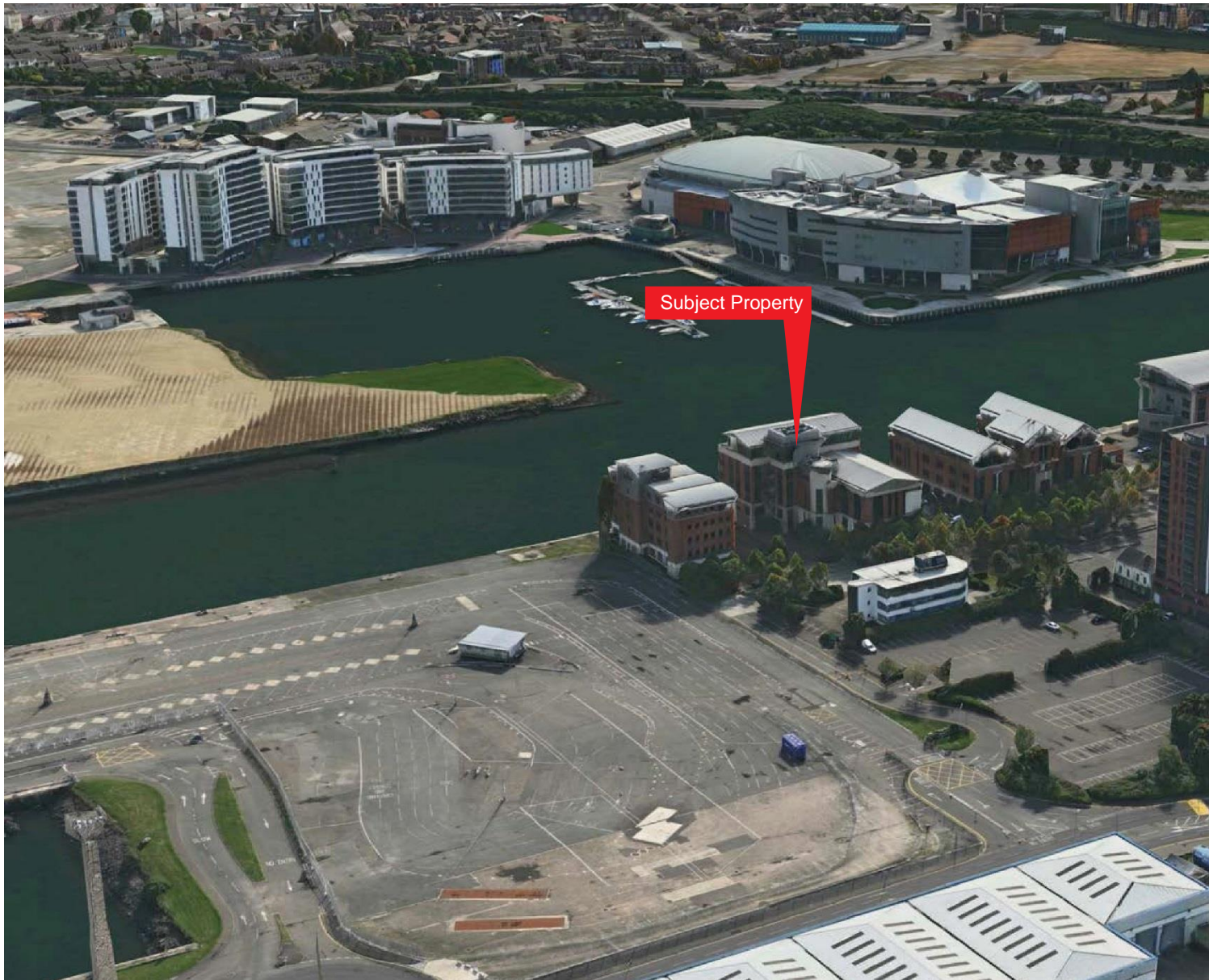
- Carpeted, raised access flooring
- Suspended ceiling with recessed lighting
- Toilet facilities
- Kitchen area
- Alarm System
- Gas heating

There are also 4 car parking spaces available with the building.





AERIAL IMAGE



NORTHTOWER, 31 CLARENDON DOCK, BELFAST, BT1 3BG

EPC - C61

This property has an energy efficiency rating of: C61

Energy Performance Asset Rating

More energy efficient

A+

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

61

This is how energy efficient the building is.

The full certificate can be made available upon request.

RATES

Ground Floor NAV: £53,400

Rates in £ 20/21: 0.5381

Rates Payable 20/21: £28,738.06

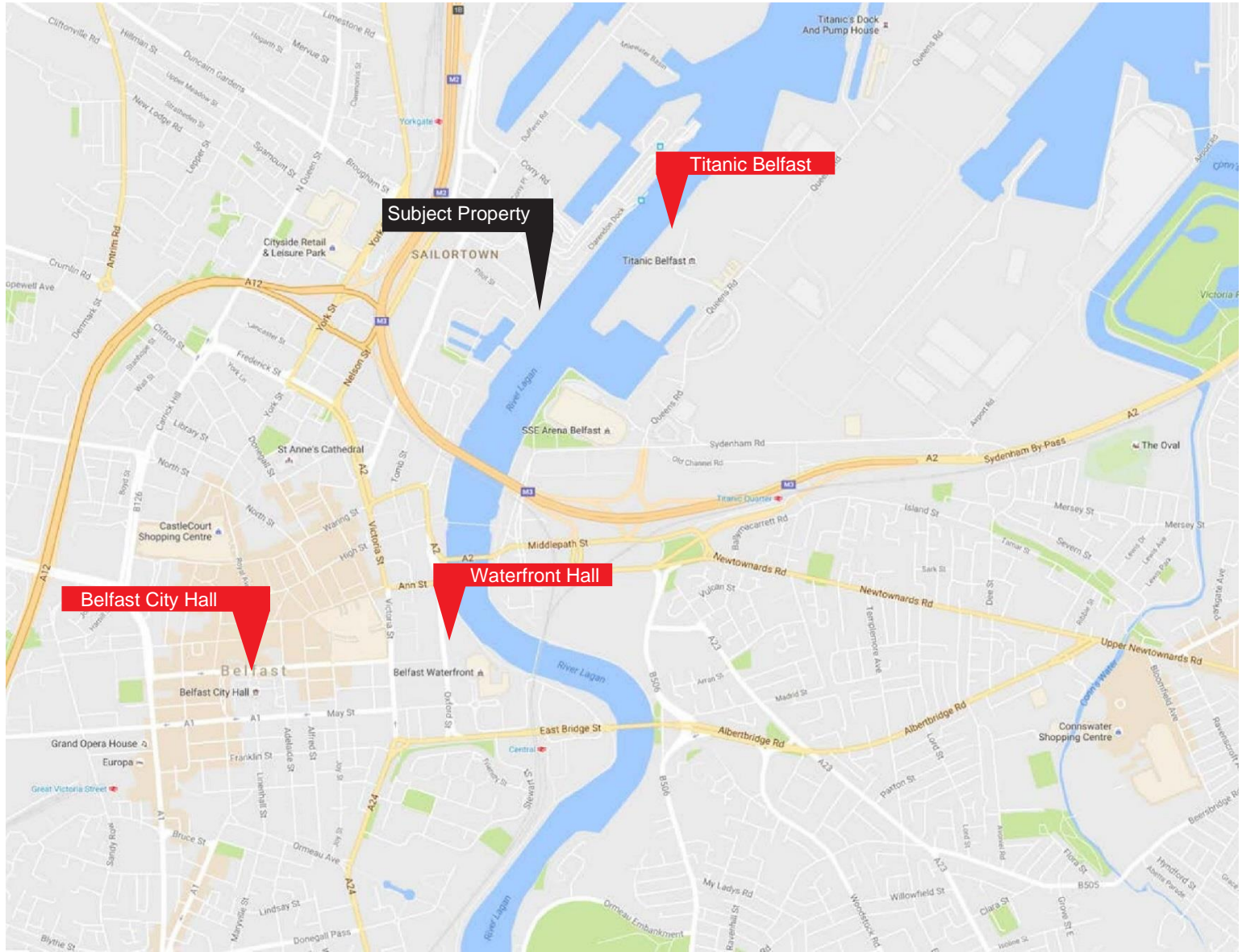
RENT & TERMS

Flexible terms available.

VAT

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

LOCATION MAP



CONTACT DETAILS



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