

**TO LET**

**SUPERB OFFICE ACCOMMODATION**

GROUND FLOOR, 19 CLARENDON ROAD,  
CLARENDON DOCK, BELFAST

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



## TO LET SUPERB OFFICE ACCOMMODATION

GROUND FLOOR, 19 CLARENDON ROAD, CLARENDON DOCK, BELFAST

### LOCATION

Clarendon Dock is located on the edge of Belfast City Centre and accessed from Corporation Street.

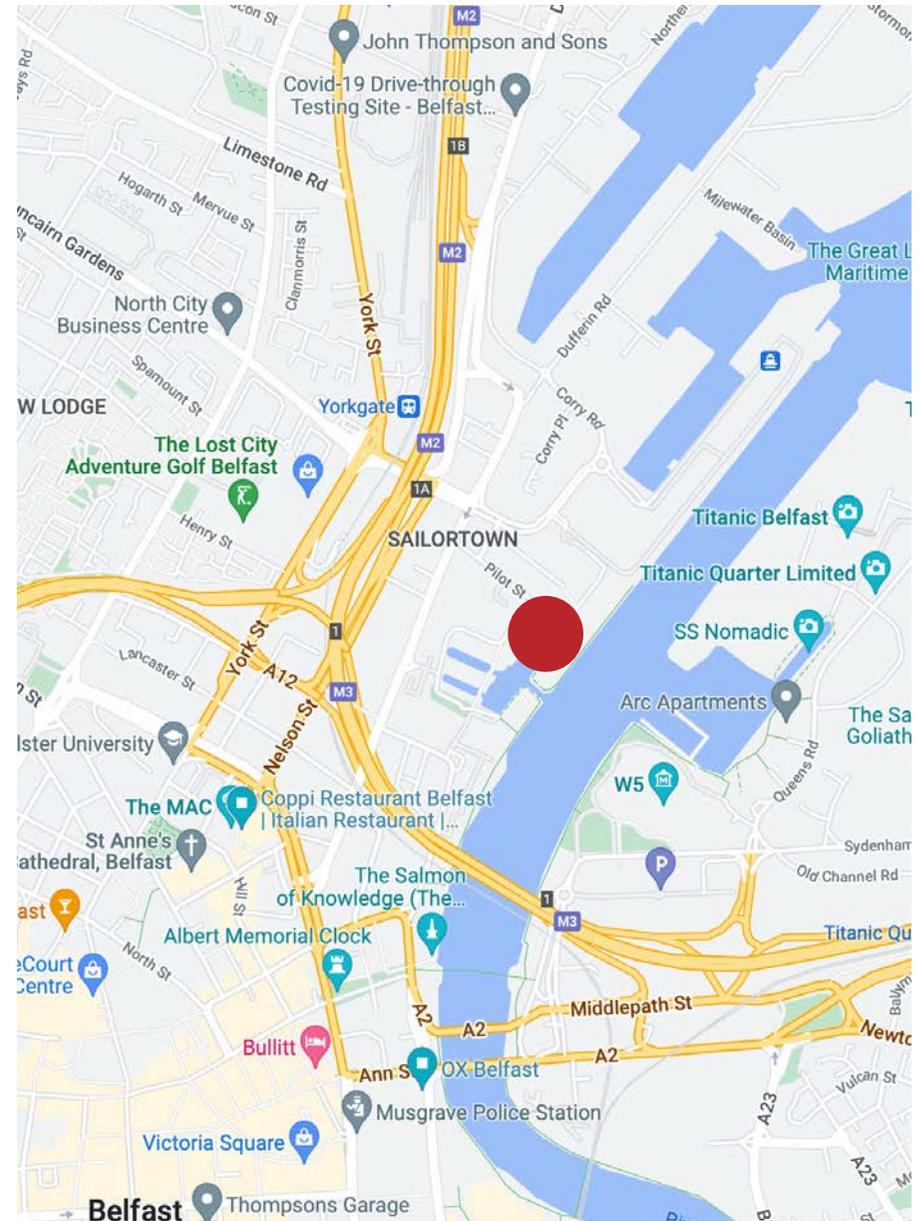
Located adjacent to City Quays, a £275m investment into 20 acres of former City dockland to provide 750,000sqft of Grade A offices, an AC Marriott Hotel, NCP Multi Storey Car Park, and which is now established itself as arguably the City's premier office location. Tenants in City Quays include Baker McKenzie, Golf Now, Cayan, UTV and ABL Insurance.

The Clarendon Dock/City Quays area will be further enhanced by Belfast Harbours plans for a multi-million pound investment in its public space to create a vibrant new 'green' urban garden for the city.

Known as City Quays Gardens, the proposed investment will develop new public space which will blend the rich industrial and maritime heritage of the area with an innovative and sustainable design.

The City Quays Gardens project will be a £3 million investment focusing on the creation of a 2-acre green public space on land adjacent to the City Quays buildings and the historic Belfast Harbour Offices, approx. 200m from the subject offices.

The area benefits from excellent transportation links with immediate access to both the M2 and M3 Motorways and the M1 via the Westlink. The pedestrian route from Clarendon Dock to Belfast City Centre is approximately a 10 minute walk along the Water Front.



## TO LET SUPERB OFFICE ACCOMMODATION

GROUND FLOOR, 19 CLARENDON ROAD, CLARENDON DOCK, BELFAST

### DESCRIPTION

The property comprises ground floor only of Lagan House (Lagan Group occupy the upper floors and are unaffected by this letting), and is configured to provide a mix of private and shared offices, board room, kitchen and ladies and gents WC facilities.

Finishes include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, raised access floors, glazed partitions and full air conditioning system.

Clarendon Dock has on site security and ample visitor car parking. The office is provided with 8 car parking spaces.

### ACCOMMODATION

Net Internal Area	6,286 sq ft	583.97 sq m
-------------------	-------------	-------------

### LEASE DETAILS

Term:	Negotiable
Rent:	£110,000 per annum
Repairs:	Tenant responsible for internal repairs, external repairs are by way of a service charge contribution
Service Charge:	Tenant responsible for a fair proportion of the overall service charge approx. £3888.00+VAT
Insurance:	Tenant responsible for reimbursing landlord with fair proportion of insurance

### VAT

Prices, outgoings and rent do not include VAT which will be chargeable.

### VIEWING

Appointments can be made through Campbell Cairns (Tel: 028 9024 9024)





For viewing appointments please contact:

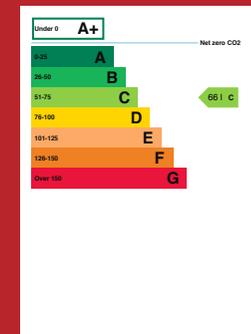
**Ronan Campbell**  
07803 722898  
ronan@campbellcairns.com

**Emily Law**  
07703 809256  
emily@campbellcairns.com

**Campbell Cairns**  
3rd Floor, 65-67 Chichester Street, Belfast BT1 4JD  
028 9024 9024  
info@campbellcairns.com

[campbellcairns.com](http://campbellcairns.com)

## EPC



**Disclaimer** - Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.