

OFFICE SUITE TO LET

HAMILTON SHIPPING BUILDING, 14 CLARENDON ROAD, BELFAST, BT1 3BG

CBRE NI

PART OF THE AFFILIATE NETWORK



OFFICE SUITE TO LET

HAMILTON SHIPPING BUILDING, 14 CLARENDON ROAD, BELFAST, BT1 3BG

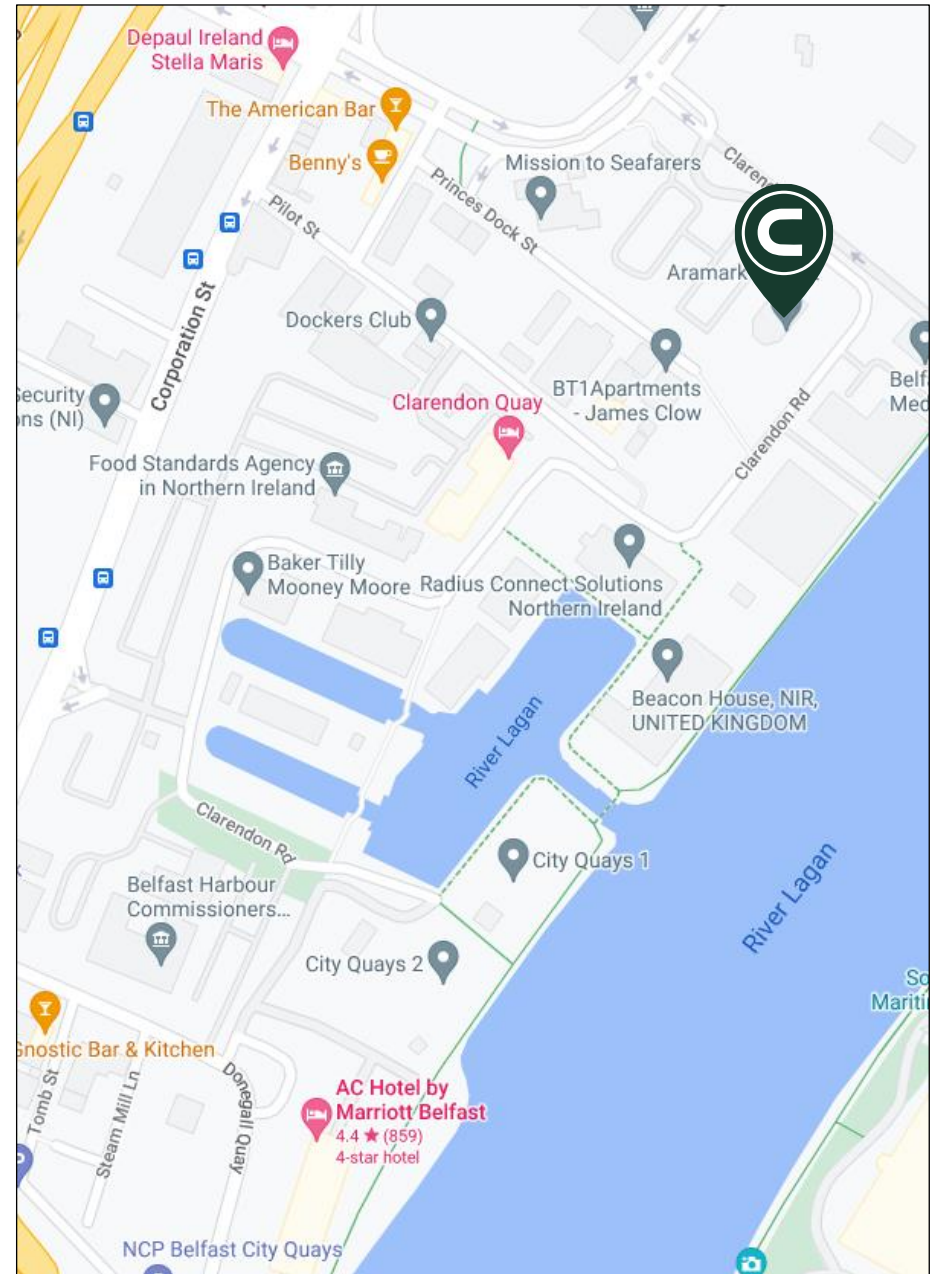
CBRE NI
PART OF THE AFFILIATE NETWORK

Key Benefits

- Excellent public realm which is being further enhanced by City Quays Gardens
- Property is located 1.5 miles from city centre
- On-site car parking

Location

The subject property is located within Belfast Harbour. Clarendon Dock and City Quays has undergone substantial regeneration in the last number of years. The Water Edge area is surrounded with excellent public realm. Occupiers in the vicinity include Radius Connect Solutions, Mercer, Lagan Investments and Baker Tilly Mooney Moore.



OFFICE SUITE TO LET

HAMILTON SHIPPING BUILDING, 14 CLARENDON ROAD, BELFAST, BT1 3BG

Description

First floor office suite within Belfast Harbour, offering office accommodation with the benefit of on-site parking. The subject comprises an open plan office, 4no. private offices, boardroom, kitchen, WCs and shower facilities. Finishes include suspended ceilings, raised access floors, carpeted flooring, smooth plastered and painted walls.

Tenure

Rent	POA
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the 1st floor is £39,900. Therefore, the estimated rates payable for 2025/26 is £25,001.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
First Floor	3,000 Sq Ft	279 Sq M

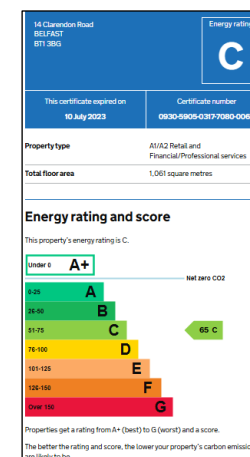
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C – 65 under EPC regulations.

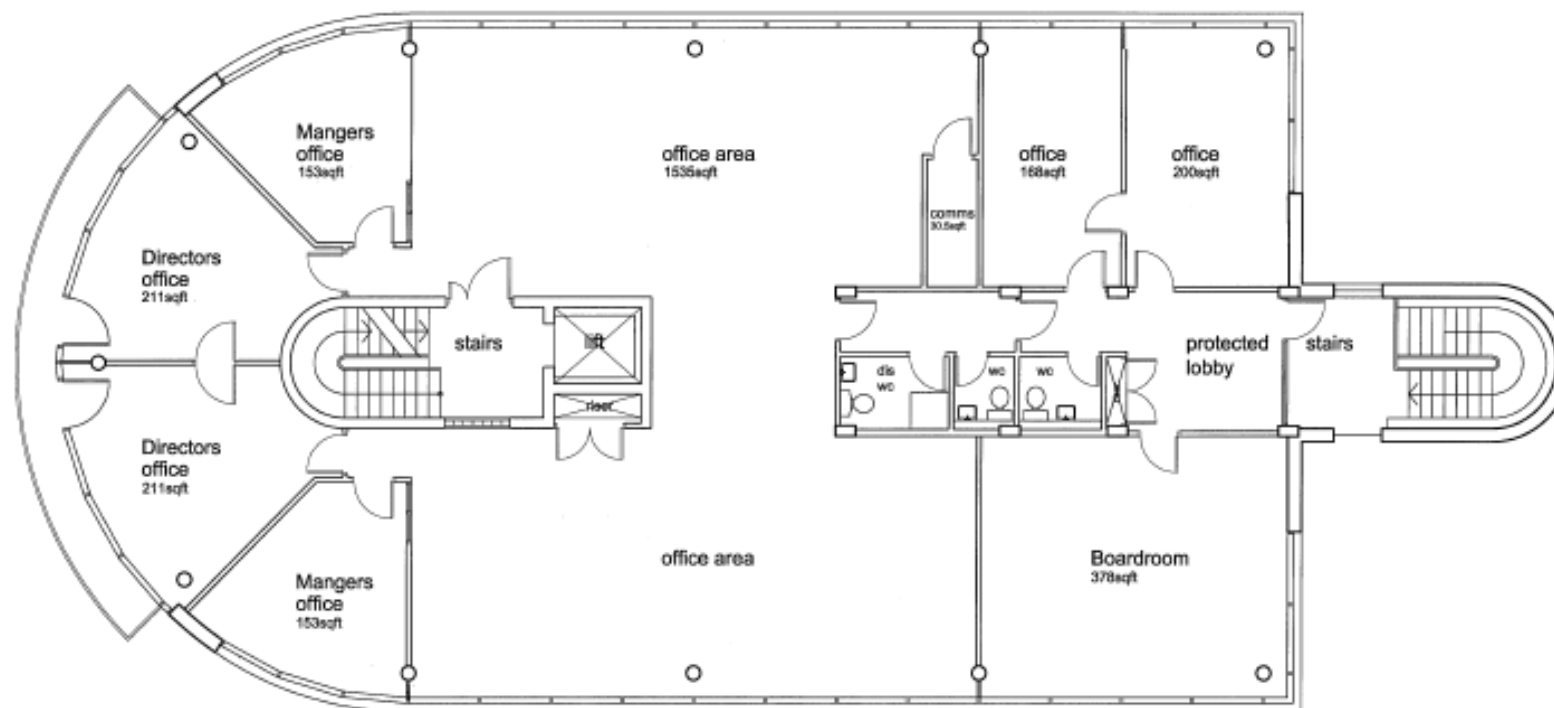
A copy of the EPC Certificates are available above and can be made available on request.



OFFICE SUITE TO LET

HAMILTON SHIPPING BUILDING, 14 CLARENDON ROAD, BELFAST, BT1 3BG

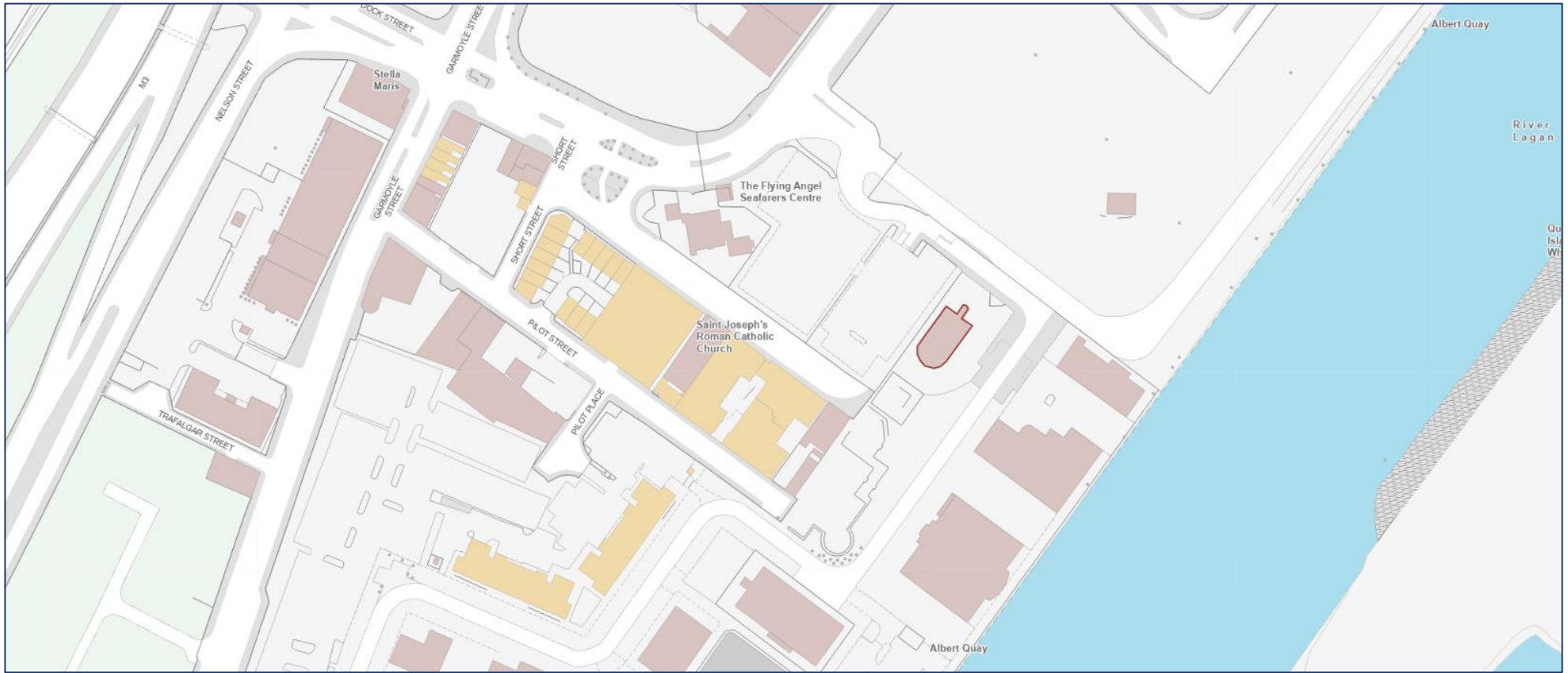
Floor Plan



OFFICE SUITE TO LET

CBRE NI
PART OF THE AFFILIATE NETWORK

HAMILTON SHIPPING BUILDING, 14 CLARENDON ROAD, BELFAST, BT1 3BG



Contact Us

Lisa McAteer

T: 07920188003

E: lisa.mcateer@cbreni.com

Rory Kelly

T: 07557760331

E: rory.kelly@cbreni.com

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

www.cbreni.com



@CBRE_NI