

IMPRESSIVE  
BUILDING  
ON THE  
WATERFRONT  
TO LET



**BEACON HOUSE**  
CLARENDON DOCK BELFAST



**Beacon House** is a modern purpose built standalone office building finished to a high standard to offer excellent office accommodation with parking in an unrivalled waterfront 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.

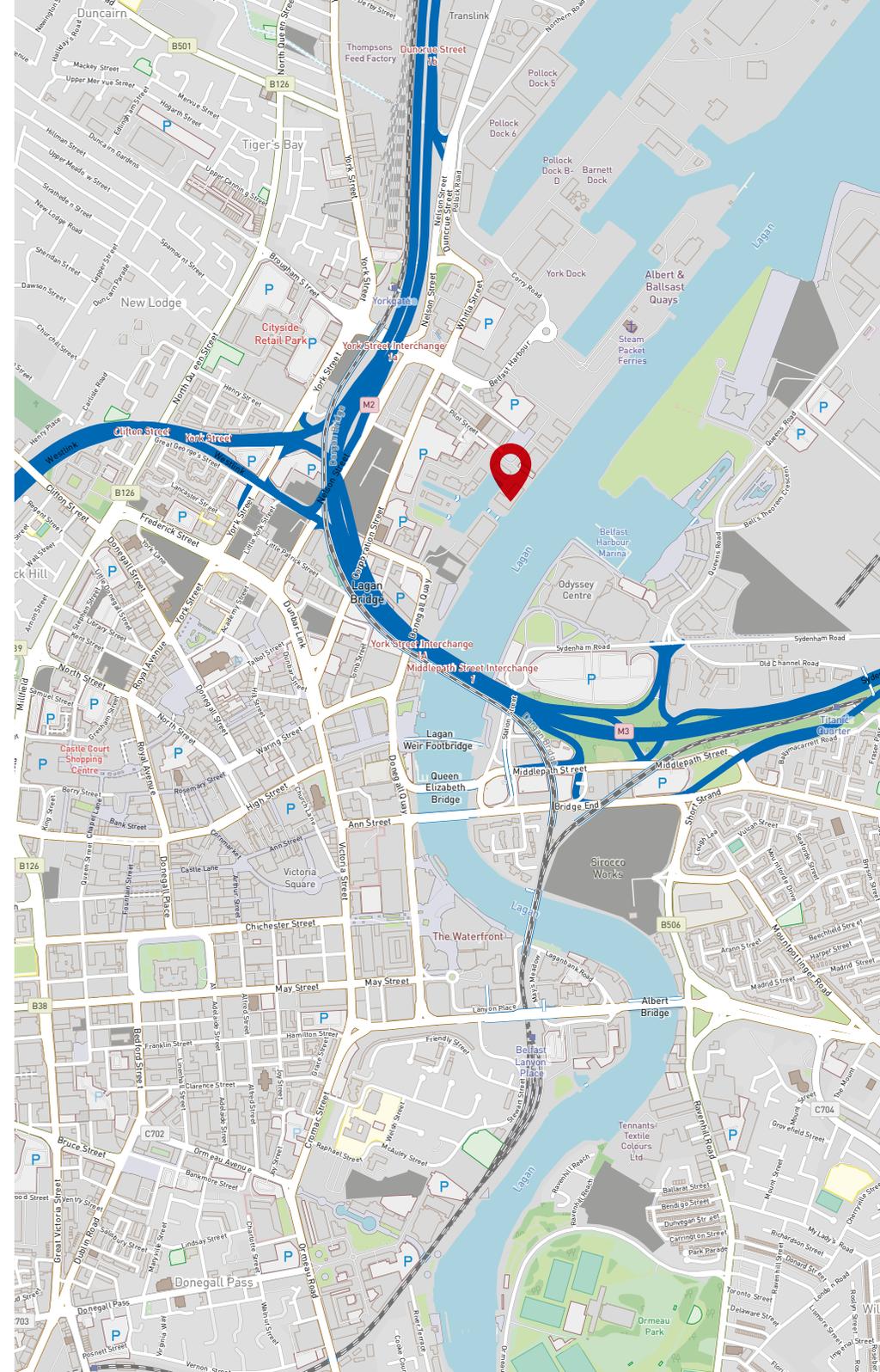
Belfast Harbour's City Quays development scheme has enhanced the locality and the location now boasts a range of high profile global occupiers who include, Baker McKenzie, Golf Now, TP ICAP, UTV, Wireless and the AC Hotel by Marriott.

The location benefits from excellent levels of accessibility give 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 Donegall Quay.

Furthermore there is onsite parking as well as a newly constructed Multi-Storey car park within 5 minutes walk.

The building occupies a prime position in the context of the Clarendon Dock area with extensive frontage onto the Quayside on the River Lagan looking over to the Titanic Quarter redevelopment area and Odyssey complex.

- |   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| 10 min<br>walk to City<br>Centre  | 1hr 45min<br>drive time to<br>Dublin  | Regular<br>Bus<br>Service   | 1hr 50min<br>rail time to<br>Dublin   | 1hr flight<br>time to<br>London   | 1hr 20min<br>sail time to<br>Scotland   |



**The building is a frame construction with double glazing in coated aluminium frames incorporating a full size atrium to the entrance area and a feature barrel roof which is replicated on the interior of the fourth floor.**

Each of the floors are of a similar style with carpet covered raised access floors, plaster painted walls and plaster painted feature ceiling with recessed led lighting.

The accommodation is accessed by means of a central staircase together with two passenger lifts for ten persons off the main atrium.

Male and female and disabled toilets are provided at each floor level.

The available space is located on the 3rd floor of the building and has been refurbished to offer excellent turnkey open plan office space with meetings rooms, breakout areas and private facilities.

The building offers:

- Feature Entrance foyer
- Security Turnstiles
- On-site concierge
- Fully air conditioned space
- Raised access and cabled floors
- New carpet floor covering
- Feature Ceilings with new LED lighting
- Meeting rooms, breakout area, kitchens
- Self contained WC facilities



Lifts serving all floors



Ground Floor Cycle Racks



Fully air conditioned



breakout area and kitchens



Raised access floors



Self contained WC facilities

Furthermore there is an onsite Canteen that can be made available if required to any occupiers within the building.





Obel Building

ICC /  
Waterfront Hall

Microsoft/  
Santander /  
AFLAC

Cathedral Quarter

Allen & Overy

St Anne's Square

University of Ulster

Odyssey / SSE Arena

UTV /  
TPICAP

NCP Car Park

Baker McKenzie /  
BRS Golf /  
NBC Sports

Belfast Harbour  
Commissioners

Subject  
Property

Lagan Construction

Total Mobile

Radius

CCEA

Grant Thornton

Belfast Telegraph

### Accommodation

The property provides the following approximate net internal area:

| Description       | Sq Ft | Sq M |
|-------------------|-------|------|
| 3rd floor offices | 9,000 | 890  |

### Lease Details

Term: Negotiable.  
Rent: POA  
Repairs: Effective full repairing and insuring by way of a service charge liability.  
Insurance: Payable by tenant.  
Service Charge: Amount to be confirmed.

### NAV

The NAV of the property is currently being re-assessed and we estimate that the rates payable will be approx. £7.50/sqft

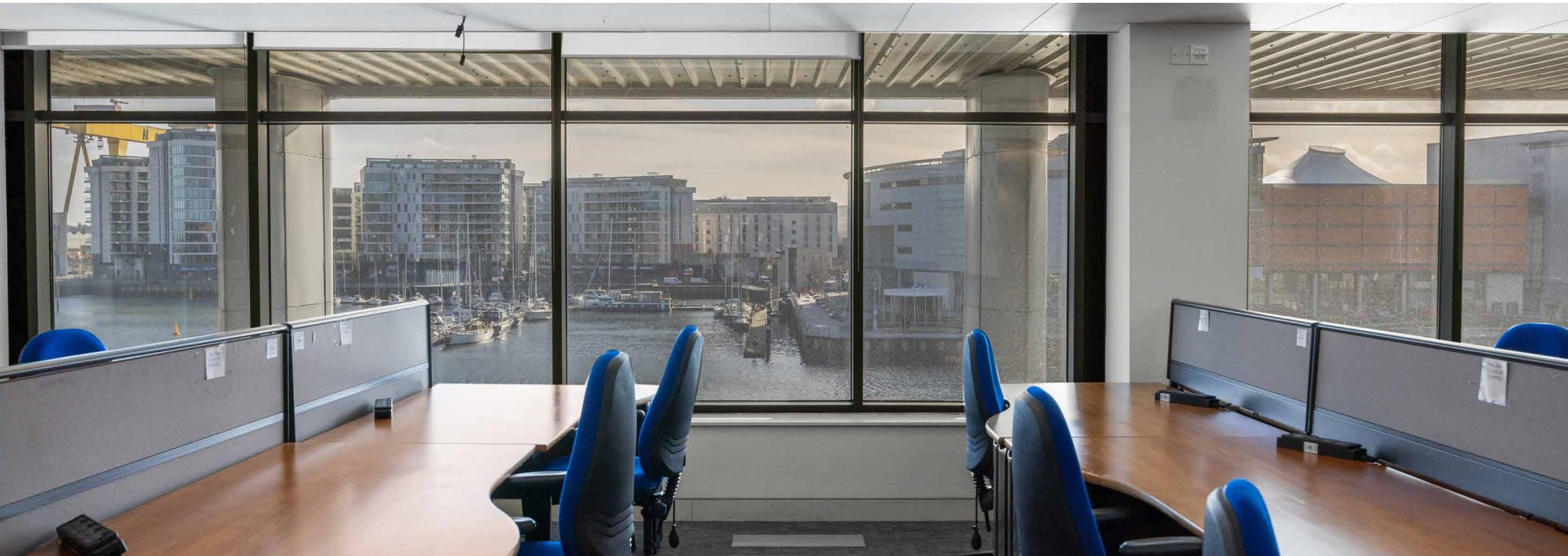
Rate in the £ for Belfast in 2023/2024 is £0.572221

### VAT

Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

### EPC

C74.

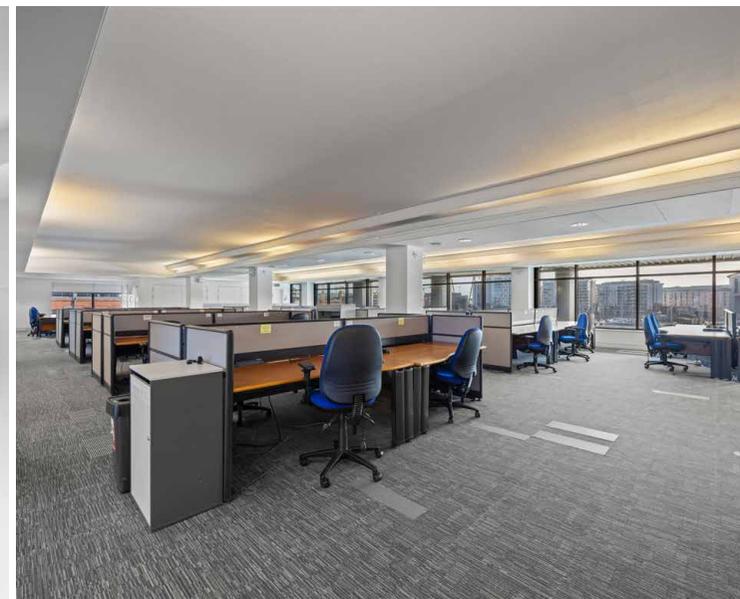




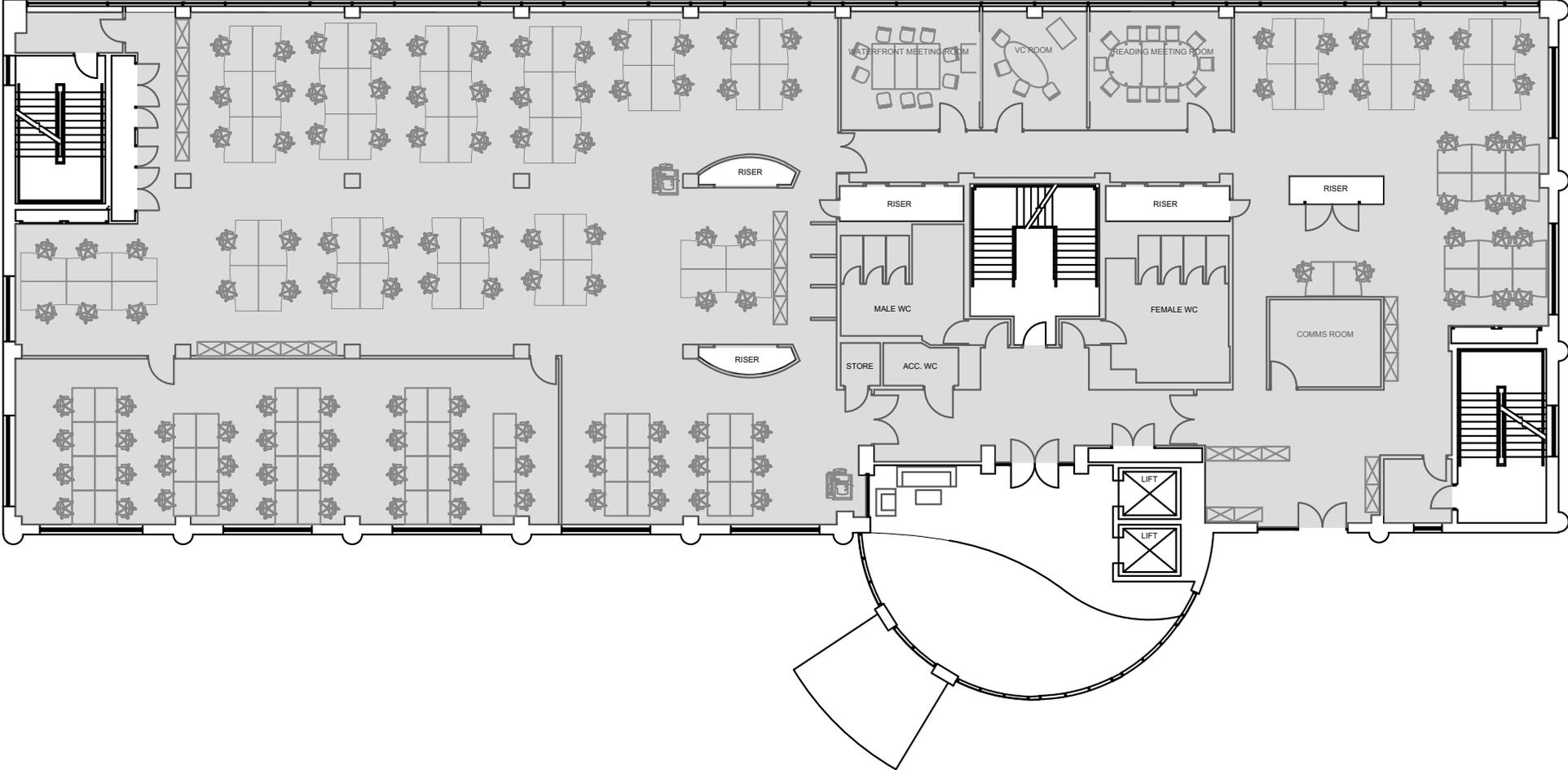
CAPITA MetLife



**TO LET  
THIRD FLOOR  
BEACON HOUSE**



# Example Desk Layout



An aerial photograph of Belfast, Northern Ireland, featuring the Lough Shore and the Clarendon Dock area. The image is overlaid with a semi-transparent red filter. The cityscape includes various buildings, a multi-lane highway bridge, and a large parking lot. In the background, a hillside is visible under a cloudy sky.

# LEAVING A LASTING IMPRESSION ON STAFF & CLIENTS

**BEACON HOUSE**

CLARENDON DOCK BELFAST



For more information, please contact:

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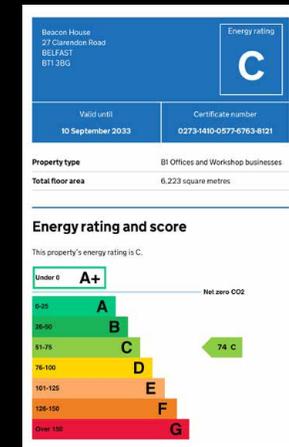
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