

Clarendon Dock, Belfast



Pilot Point...

the ultimate in business accommodation

For Sale / To Let



The logo consists of the letters 'BT1' in a bold, white, sans-serif font, centered within a circular emblem that has a textured, water-like appearance. The emblem is set against a dark blue background with horizontal lines.

Originally part of Belfast's historic commercial port, Clarendon Dock has been completely redeveloped over the last decade. An extensive investment programme by Belfast Harbour Commissioners and Laganside Development Corporation has transformed Clarendon Dock into Northern Ireland's premier Business Park and one of Belfast's most prestigious business addresses.



Clarendon Dock enjoys superb accessibility, situated within a 10 minute walk of Belfast City Centre, yet in close proximity to the motorway network. Belfast City and International Airports are a short drive away and the site is well served by public transport.

The business park benefits from 24-hour security with access for occupiers and visitors controlled by manned security gates. Private car parking is available on site, with visitors' car parking in close proximity.

Situated on the edge of Clarendon Dock and featuring extensive glazing to take full advantage of the setting, Pilot Point is destined to become a landmark building in Belfast's regenerated docklands. The development also features an exclusive 200sqm (2,150sqft) third floor penthouse apartment which is available separately.

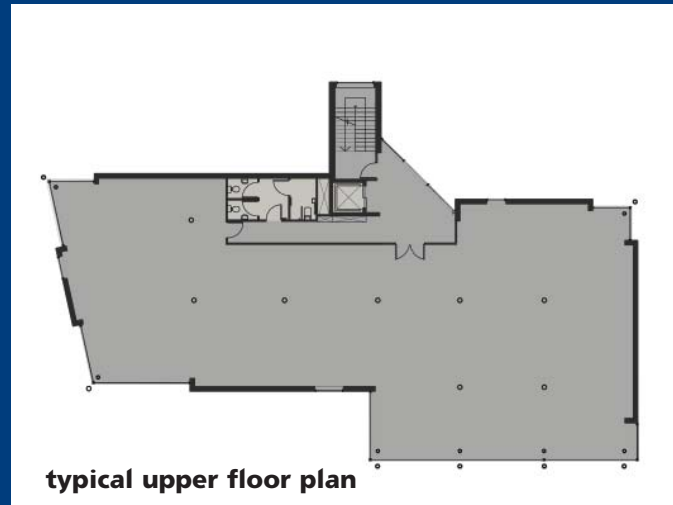
Work has commenced on site with completion scheduled for late summer 2007.

Accommodation

Level	Area – sqm	Area - sqft
Ground	422	4,542
First	417	4,489
Second	417	4,489

All areas quoted are approximate net internal.

Stunning views over the River Lagan. Prestigious and sought after business address. Imaginative and creative design. Pilot Point, the ultimate business accommodation.



Specification

- Video entry system to Auto doors
- Tiled entrance lobby with passenger lift
- Dedicated on-site car parking

High quality office areas finished to include:

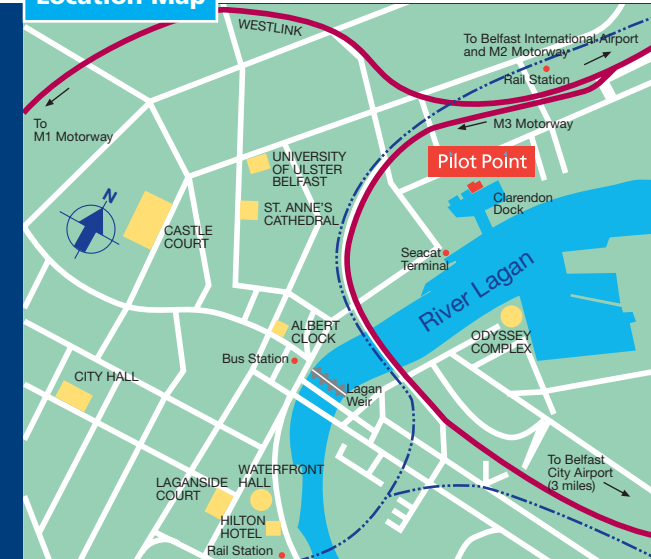
- Provision for kitchen area
- Quality male, female and disabled WC facilities on each floor
- Climate control heating and comfort cooling
- Carpeted, raised access floor system
- Suspended ceiling with recessed lighting
- Double glazed aluminium window frames with anti-sun glass throughout
- 5kN/m² floor loading to allow for flexibility of fit-out
- Internal doors, skirting, architrave and panelling finished in American Oak



Site Map



Location Map



Site Map Key

1. Pilot Point
2. Fast Ferry terminal – Belfast to Stranraer
3. Harbour Commissioners' Office
4. Laganside Corporation
5. Tesco Headquarters
6. Lagan Holdings
7. W & R Barnett Limited
8. Mixed use – office and apartments
9. Mixed use – office and apartments
10. Grant Thornton
11. Capita
12. Department of Education
13. Regus
14. Hamilton Shipping
15. Pat's Bar
16. Rotterdam Bar
17. Barrow Square – Open Air Events Location
18. Proposed mixed use development

Agent



Developer



Sale / lease details on application

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