



To Let (By way of assignment) Superb Office
Building 3, 212-218 Upper Newtownards Road, Belfast BT4 3ET



McKIBBIN
COMMERCIAL

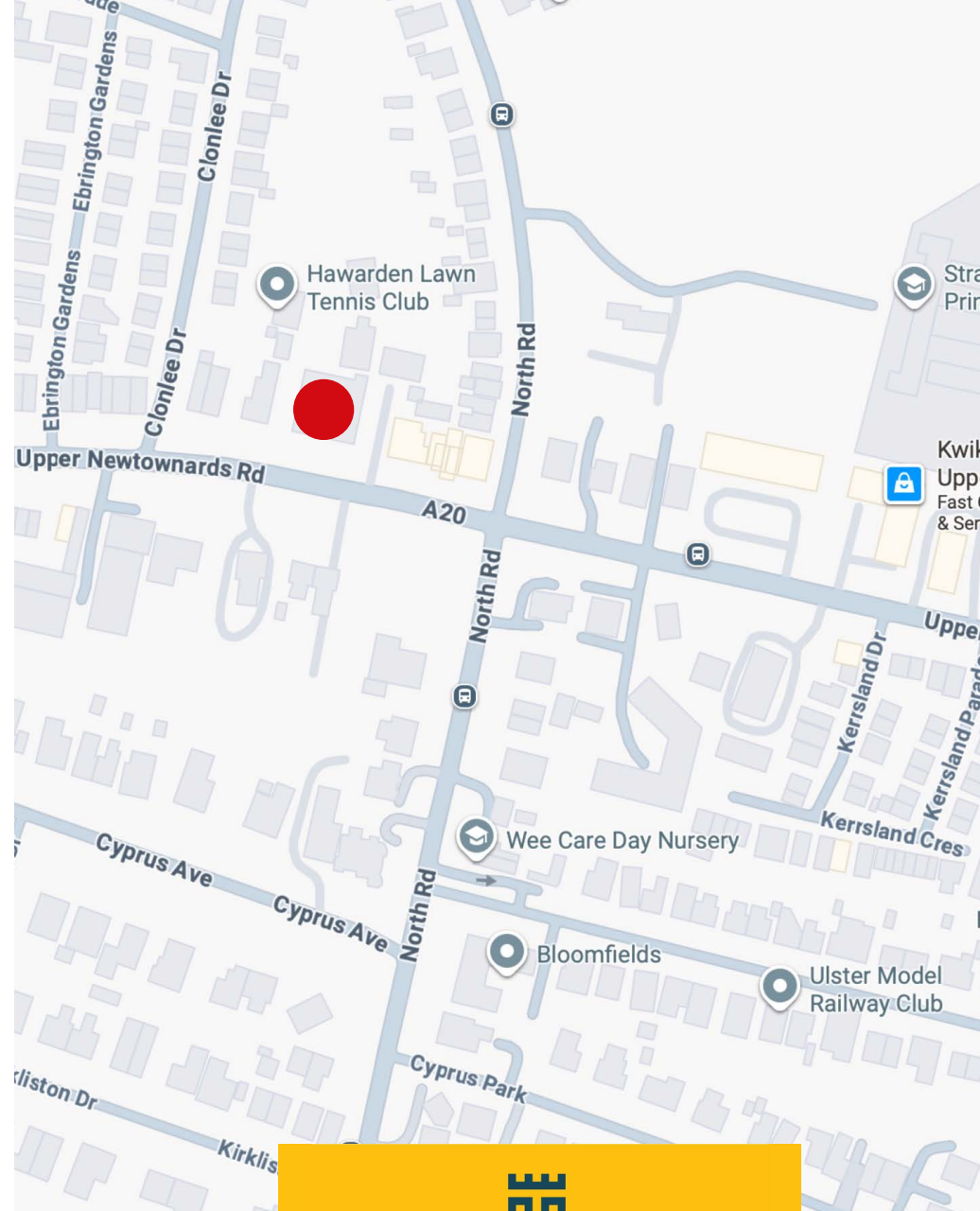
028 90 500 100

LOCATION

- This prestigious office building occupies a prominent location within an established development on the Upper Newtownards Road in East Belfast
- The Building is located approximately 1.5 miles east of Belfast City Centre and 2 miles from the George Best City Airport
- Occupiers on close proximity to the development include Finlay's Wealth Management, M&S Simply Food and Eurospar

DESCRIPTION

- Finished to high specification throughout with premium fixtures throughout the building
- 6 dedicated on-site car parking spaces - Outstanding convenience for staff and visitors
- Ground Floor consists of a Flexible open-plan workspace, private office, fully equipped kitchen, and WC
- First Floor has a Bright open-plan office area with additional private office and WC
- There is Boardroom plus open-plan office on the second floor, perfect for formal meetings and collaborative work



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor		591
First Floor		573
Second Floor		721
6 Car Parking Spaces		
Total Net internal Area		1,885

LEASE DETAILS

Term: 5 years from 1st of October 2024.
Rent: £18,000 exclusive.
Break Clause: Tenant has option to determine the lease agreement at the end of year 3 subject to six months written notice.
Repairs & Insurance: Tenant responsible for internal and external repairs.

RATES INFORMATION

NAV £18,900.00

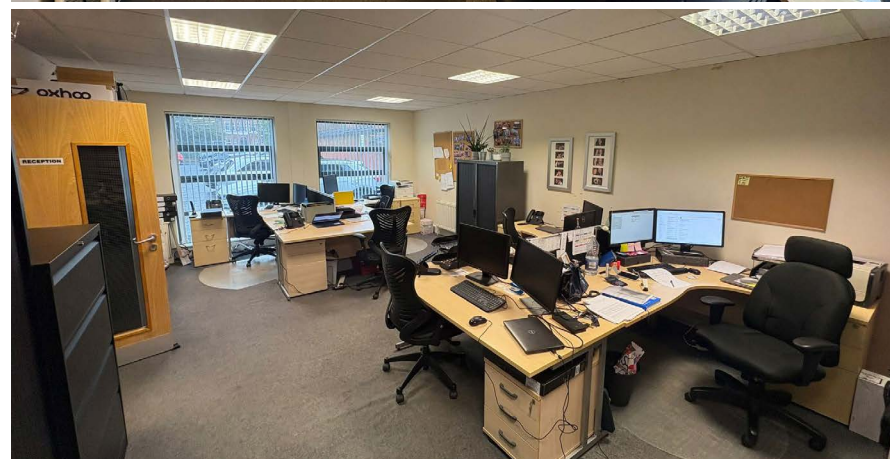
Rate in £ 2025/26 = 0.6265920635

Therefore Rates Payable 2025/26 = £11,842.59

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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McKibbin Commercial Property Consultants

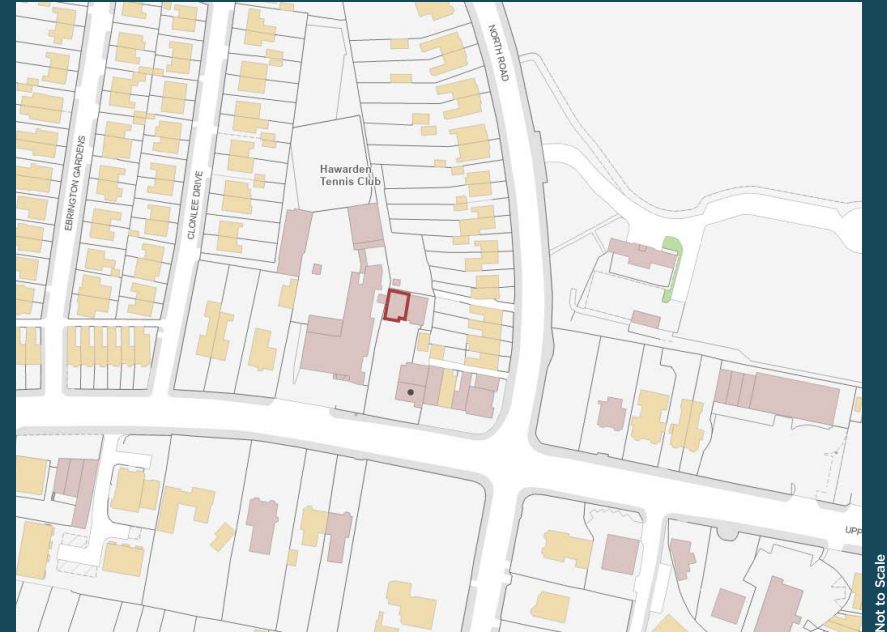
Chartered Surveyors

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