

Available
1st February 2026



To Let Office Suite

Earlwood House, 370-374 Upper Newtownards Road,
Belfast BT4 3EY


McKIBBIN
COMMERCIAL
028 90 500 100

DESCRIPTION

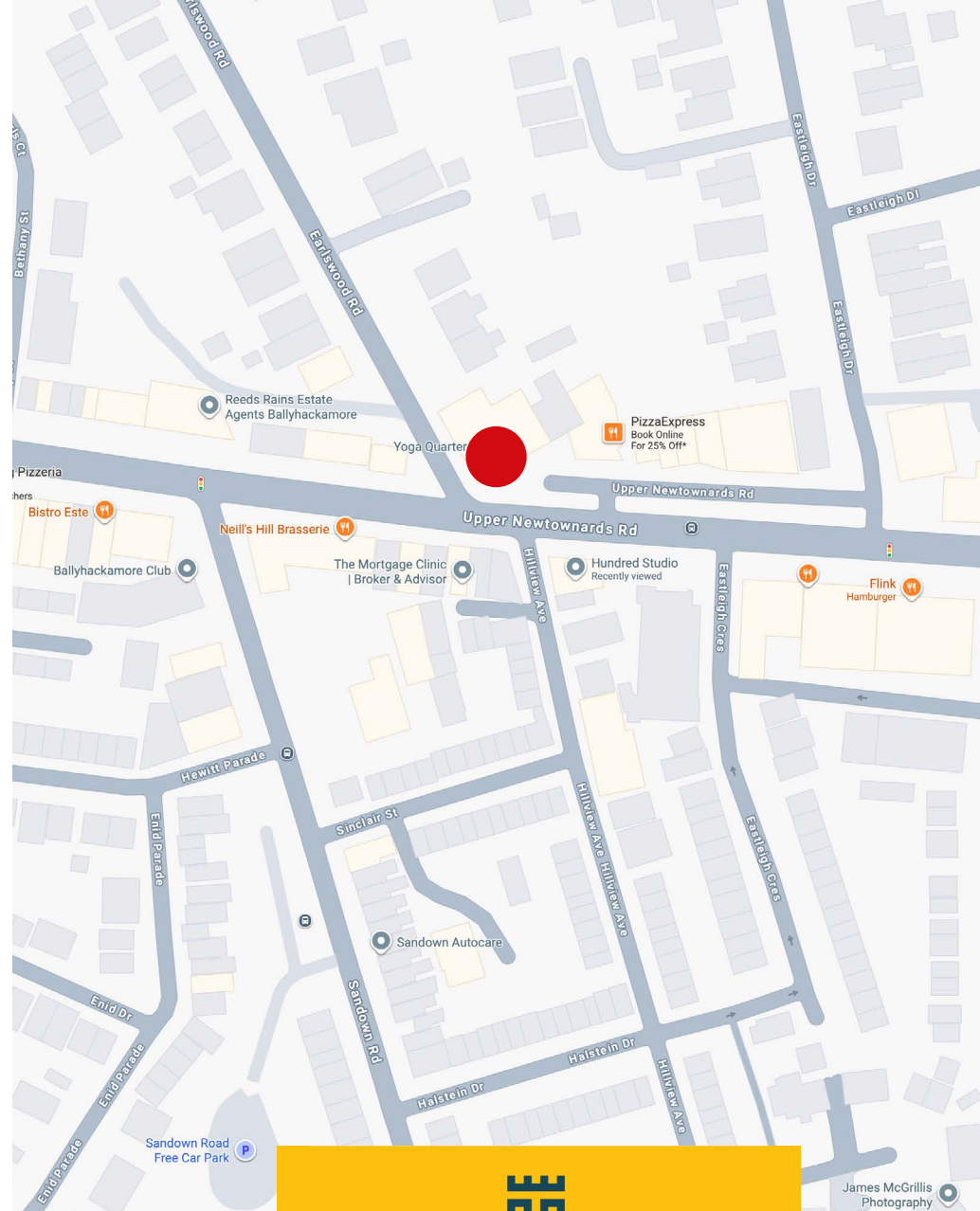
- High-quality first-floor office accommodation finished to a modern standard throughout.
- The suite comprises a combination of open-plan workspace and a private office, offering flexibility for a range of business uses.
- Specification includes suspended ceilings with integrated LED lighting, full carpeted flooring, and contemporary internal finishes.
- The premises are ready for immediate occupation with minimal ingoing expenditure required.

LOCATION

- Situated within the highly visible Earlswood House development, the suite benefits from a prime location at the junction of Upper Newtownards Road and Earlswood Road — a major arterial route in East Belfast. Ballyhackamore is a thriving commercial hub, offering strong transport connectivity and a vibrant business community.
- Existing tenants within Earlswood House include Oxfam, Cancer Focus and Pizza Co, with strong neighbouring occupiers in Ballyhackamore such as Juice Jar, Winemark, Simon Brien Estate Agents, Caffè Nero and Pizza Express.

ACCOMMODATION

Description	Sq M ²	Sq Ft ²
Suite 3	44.65	1,557



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LEASE DETAILS

Term:	10 years
Rent:	£15,500 per annum
Rent Review:	5-yearly
Repairs:	The tenant is responsible for internal repairs.
Service Charge:	£1,450 plus VAT. Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV £11,800

Rate in £ 2018/19 = 0.602803

Rates payable 2025/2026 =£5,690

Inc 20% Small Business Rates Relief

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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