

**Greenwood Business Centre**  
**430 Upper Newtownards Road**  
**Belfast**  
**BT4 3GY**

Small business offices available on flexible terms



The offices are superbly situated in a prominent and highly accessible location on the Upper Newtownards Road on the fringe of Ballyhackamore and with easy access to the City Centre, Outer Ring and the City Airport.

- Renovated small to medium sized individual offices
- Flexible terms – no penalty charges
- Car parking space included for some offices
- Access to toilet facilities
- Access to tea point facilities
- Full out of hours access
- Heating, electric, rates, broadband and building management services **included**
- Payment monthly in advance

## ACCOMODATION

### Ground Floor

Oak Suite (approx 280 sq ft/ 32.98 sqm) **£650 per month** (parking space incl.)

Ash Suite (approx 253 sq ft/ 23.50 sqm) **LET**

Beech Suite (approx 293 sq ft/ 27.22 sqm) **LET**

Willow Suite (approx 283 sq ft/ 26.29 sqm) **LET**

### First Floor

Elm Suite (approx 268 sq ft/ 24.90 sqm) **LET**

Rowan Suite (approx 258 sq ft/ 23.97 sqm) **LET**

Holly Suite (approx 136 sq ft/ 12.63 sqm) **LET**

Chestnut Suite (approx 218 sq ft/ 20.25 sqm) **LET**

Pine Suite (approx 71 sq ft/ 6.60 sqm) **LET**

Hawthorn 2 Suite (approx 102 sq ft/ 9.47 sqm) **LET**

### Second Floor

Magnolia Suite (approx 196 sq ft/ 18.26 sqm) **LET**

Lilac Suite **LET**

## OUTLINE TERMS

- Tenancy term negotiable
- 2 months rent required as deposit
- Rent payable monthly in advance by Standing Order
- On-site parking included with some offices (please enquire)
- Rents inclusive of heating, electric, rates, broadband and building management
- EPC G - 204
- Fair usage policy applies to heat and power
- Office and consulting use only
- 2 months notice required for termination

## FURTHER INFORMATION

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## VIEWING STRICTLY BY APPOINTMENT

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