



# To Let Excellent Office Suites

Skainos Centre, 239 Newtownards Road, Belfast, BT4 1AF



# To Let Excellent Office Suites

Skainos Centre, 239 Newtownards Road, Belfast, BT4 1AF

## Summary

- Modern and spacious office suites situated within the Skainos Centre
- Situated in East Belfast, a short distance from the city centre.
- Range of fitted and 'ready to go' office suites from c. 1,496 - 2,314 sq ft.
- Tenants within Skainos include Restore, Clearly Kids, Age NI & Refresh Café.

## Location

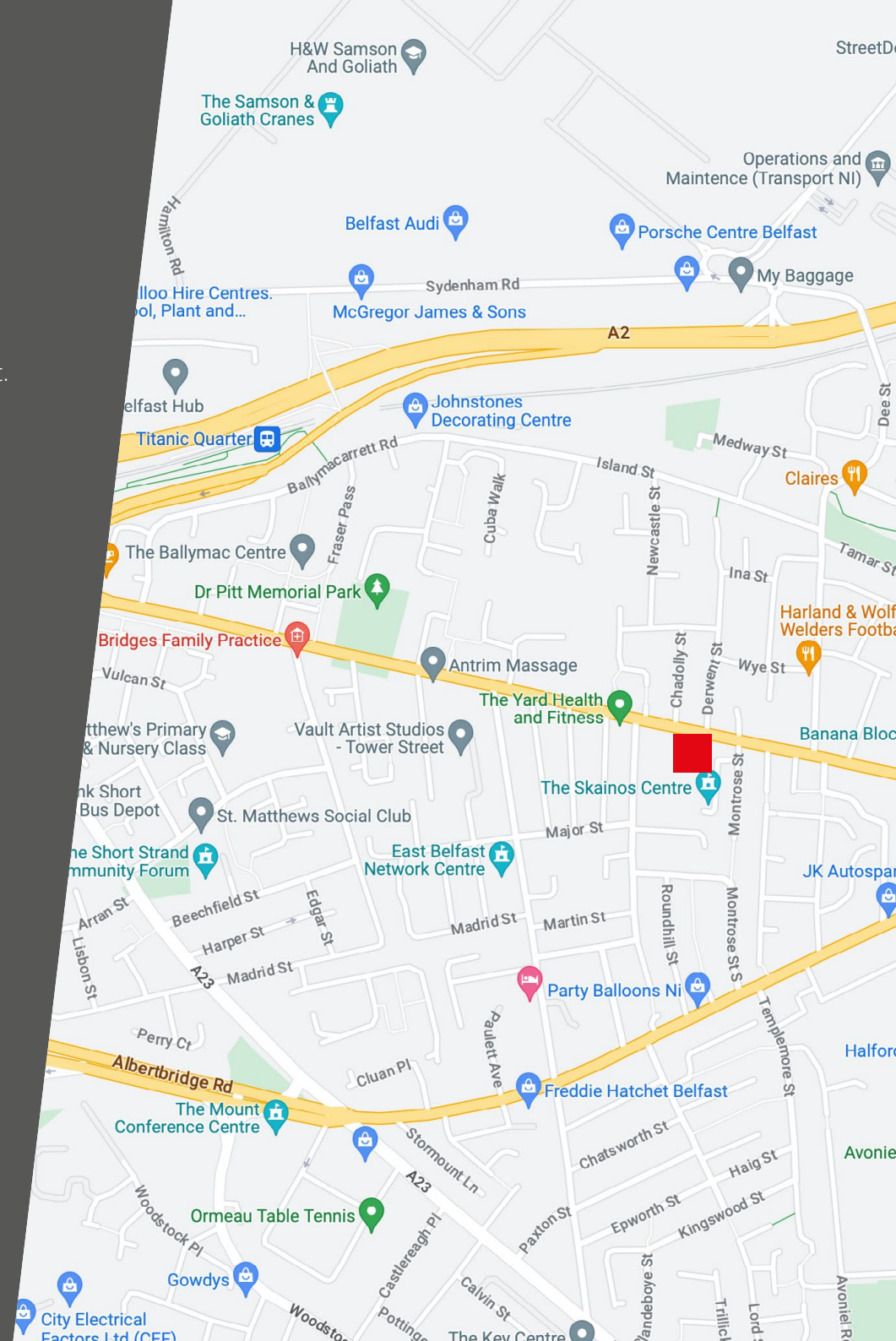
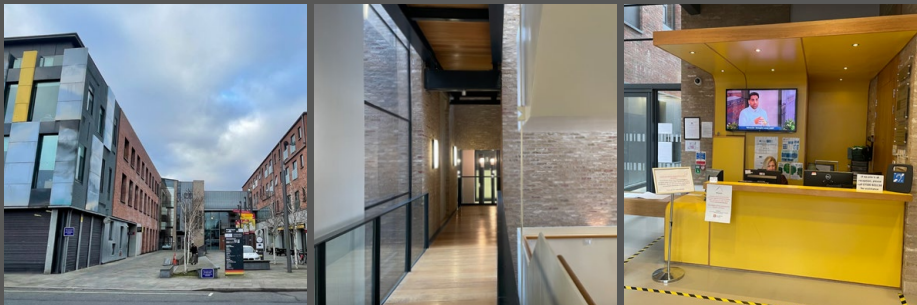
The subject premises occupies a prominent and convenient location on the busy Newtownards Road in East Belfast. The Newtownards Road benefits from a high volume of passing traffic and is one of the main arterial routes linking the City Centre to East Belfast.

## Description

The building forms part of the 'Skainos Centre', which is an urban regeneration development scheme in East Belfast.

The offices comprise of modern, open plan and fitted accommodation including perimeter trunking, fluorescent strip lighting and carpeted floors. The Skainos Centre benefits from a main reception and welcome area, lift access to each floor and on-site car parking facilities.

The accommodation is fitted to a high standard throughout and is 'ready to go'.



# To Let Excellent Office Suites

Skainos Centre, 239 Newtownards Road, Belfast, BT4 1AF

## Accommodation

The available office space within the building is as follows:

Floor	Office	Sq Ft	Sq M
GF	G6	1,496	138.98
GF	G7	653	60.68
2F	S2	2,314	214.98
2F	S12	407	37.9

\*The offices are available either together or separately. The occupier would also benefit from having access to a shared balcony, and there are additional boardroom facilities available for hire.

## Rent

£10.00 Per Sq Ft.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building and grounds of which the subject premises forms part and agent management fees.

## Rates

To be confirmed. Rates Payable are estimated to be as follows: -

**Office G6** £6,204 pa.

**Office S2** £9,596 pa.

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

All figures quoted are exclusive of VAT, which we understand is payable on the subject property.

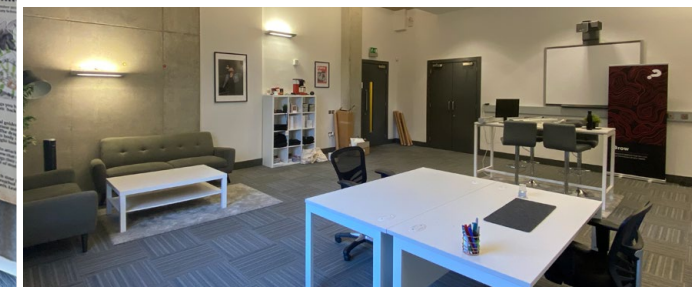
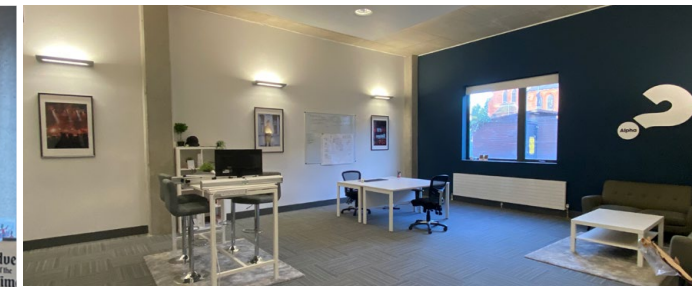
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

