



To Let Commercial Suite

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



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Summary

- Modern and spacious office suite situated within the Skainos Centre.
- Situated in East Belfast, a short distance from the city centre.
- 'Ready to go' office suite extending to approximately 1,496 sq ft
- Tenants within Skainos include Restore, Clearly Kids, Age NI & Refresh Café.

Location

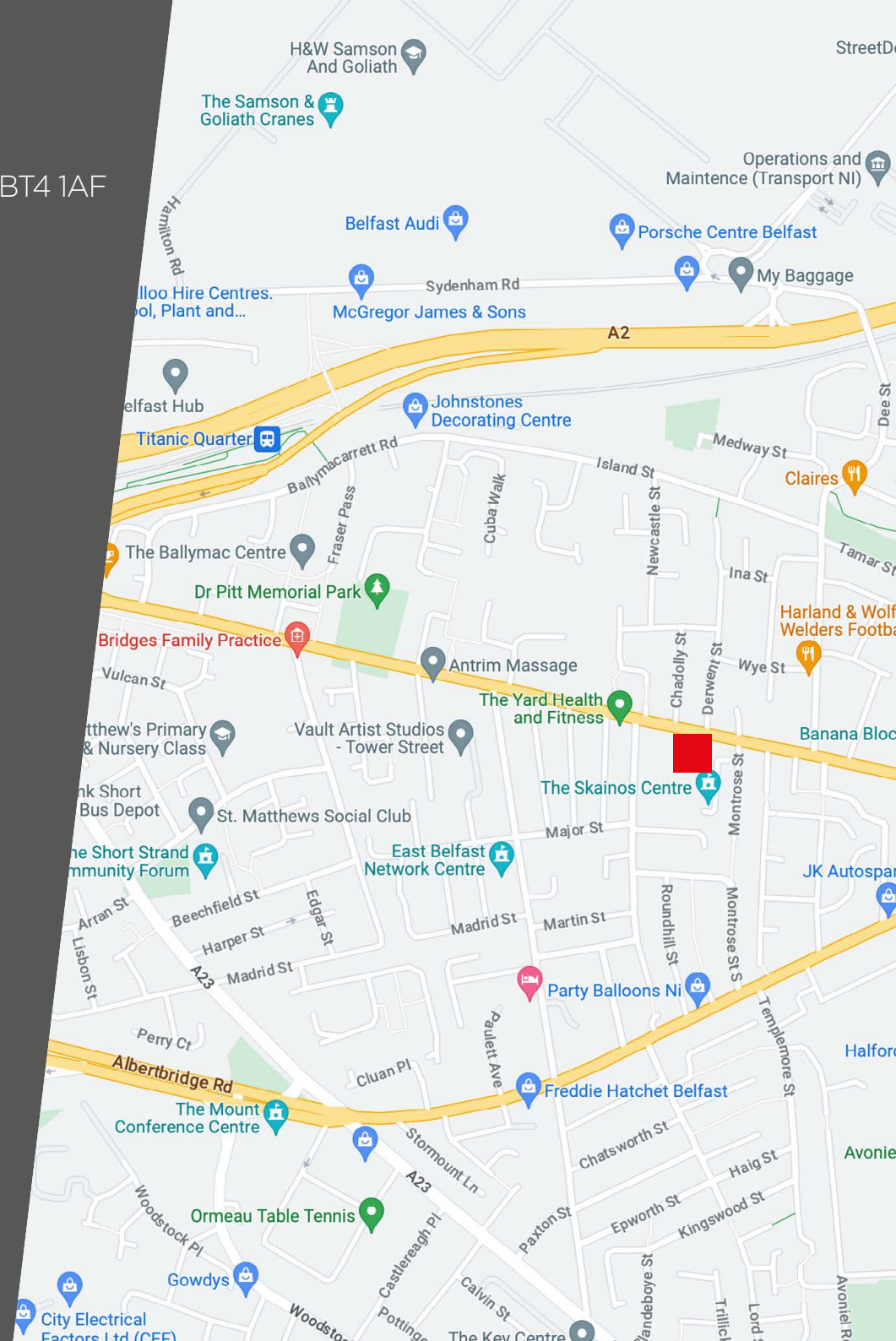
The subject premises occupies a prominent and convenient location on the busy Newtownards Road in East Belfast. The Newtownards Road benefits from a high volume of passing traffic and is one of the main arterial routes linking the City Centre to East Belfast.

Description

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

This ground floor offices comprise of modern, open plan and fitted accommodation including perimeter trunking, fluorescent strip lighting and hard wood flooring. The Skainos Centre benefits from a main reception and welcome area, communal toilets and kitchen facilities, 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'.



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Accommodation

The available office space within the building is as follows:

Floor	Office	Sq Ft	Sq M
GF	G6 (Dance Studion)	1,496	138.98

Rates

To be confirmed. Rates

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

Lease

Length of lease by negotiation

Rent

£10.00 Per Sq Ft.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part. The service charge is estimated to be £3,510 for the year August 2024 to August 2025.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which is payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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 07885 739063
 bkidd@frazerkidd.co.uk

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