

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



## 02890 500 100

# TO LET

## FIRST FLOOR OFFICE SUITES

229/235 UPPER  
NEWTOWNARDS ROAD  
BALLYHACKAMORE  
BELFAST  
BT4 3JH

c. 60.9M<sup>2</sup>– 67.8M<sup>2</sup>  
(656FT<sup>2</sup>– 730FT<sup>2</sup>)



## CONTACT:

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- The premises occupy a prominent location in the heart of Ballyhackamore Village, approximately 3 miles from Belfast City Centre.
- The premises will be finished to include papered painted walls, fluorescent strip lighting and carpeted floors.
- The premises would ideally be suited for professional use, however other uses will be considered subject to any necessary Planning Permission being obtained.

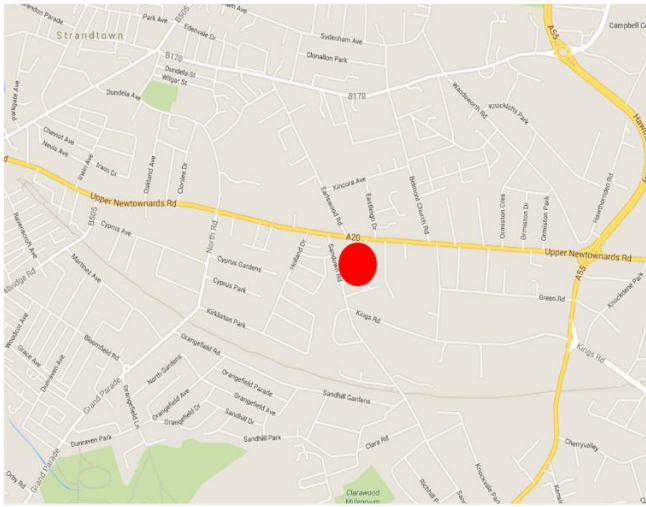
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# TO LET

## FIRST FLOOR OFFICE SUITES

229/235 Upper Newtownards Road, Ballyhackamore, Belfast



### LEASE DETAILS

#### Term:

Negotiable, subject to a minimum of three years.

#### Rent Review:

3 yearly.

#### Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance to the Landlord.

#### Service Charge:

Levied to cover a fair proportion of the cost of external repairs, maintenance of common areas, management fees and any other reasonable outgoings of the Landlord.

#### VAT

The premises are not registered for Value Added Tax.

### ACCOMMODATION

Suite	Area	Rent	NAV	Rates Payable* 2023/24	Service Charge (Per annum)
<b>GROUND FLOOR Shared Entrance leading to:</b>					
<b>Suite 2</b>	c. 69.9 m <sup>2</sup> (752 ft <sup>2</sup> )	£8,000	£5,350	£2,449	£1,400
<b>Suite 3</b>	c. 60.9 m <sup>2</sup> (656 ft <sup>2</sup> )	£7,250	£4,850	£2,081	£1,370

\*Including Small Business Rates Relief

### EPC

