

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

TO LET

FIRST FLOOR OFFICE SUITES

229/235 UPPER
NEWTOWNARDS ROAD
BALLYHACKAMORE
BELFAST
BT4 3JH

c. 60.9M²– 67.8M²
(656FT²– 730FT²)

CONTACT:

Ryan McKenna

E: rmck@mckibbin.co.uk

Ben Escott

E: be@mckibbin.co.uk

McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

T: 02890 500100

E: property@mckibbin.co.uk

mckibbin.co.uk



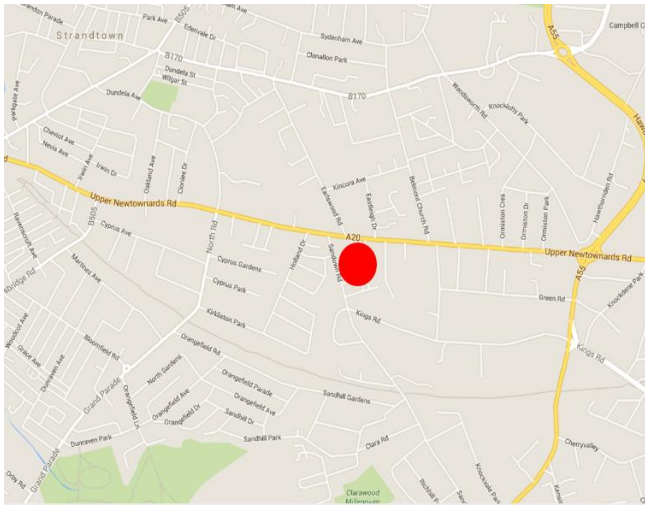
- The premises occupy a prominent location in the heart of Ballyhackamore Village, approximately 3 miles from Belfast City Centre.
- The premises will be finished to include papered painted walls, fluorescent strip lighting and carpeted floors.
- The premises would ideally be suited for professional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

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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* 2025/26	Estimated Service Charge (Per annum)
GROUND FLOOR Shared Entrance leading to:					
Suite 2	c. 69.9 m ² (752 ft ²)	£8,000	£5,350	£2,682	£1,400
Suite 3	c. 60.9 m ² (656 ft ²)	£7,250	£4,850	£2,279	£1,370

*Including Small Business Rates Relief

** Interested parties to make their own enquiries re rates liability

EPC

