

# OFFICE TO LET

338 UPPER NEWTOWNARDS ROAD, BELFAST, BT4 3EX

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

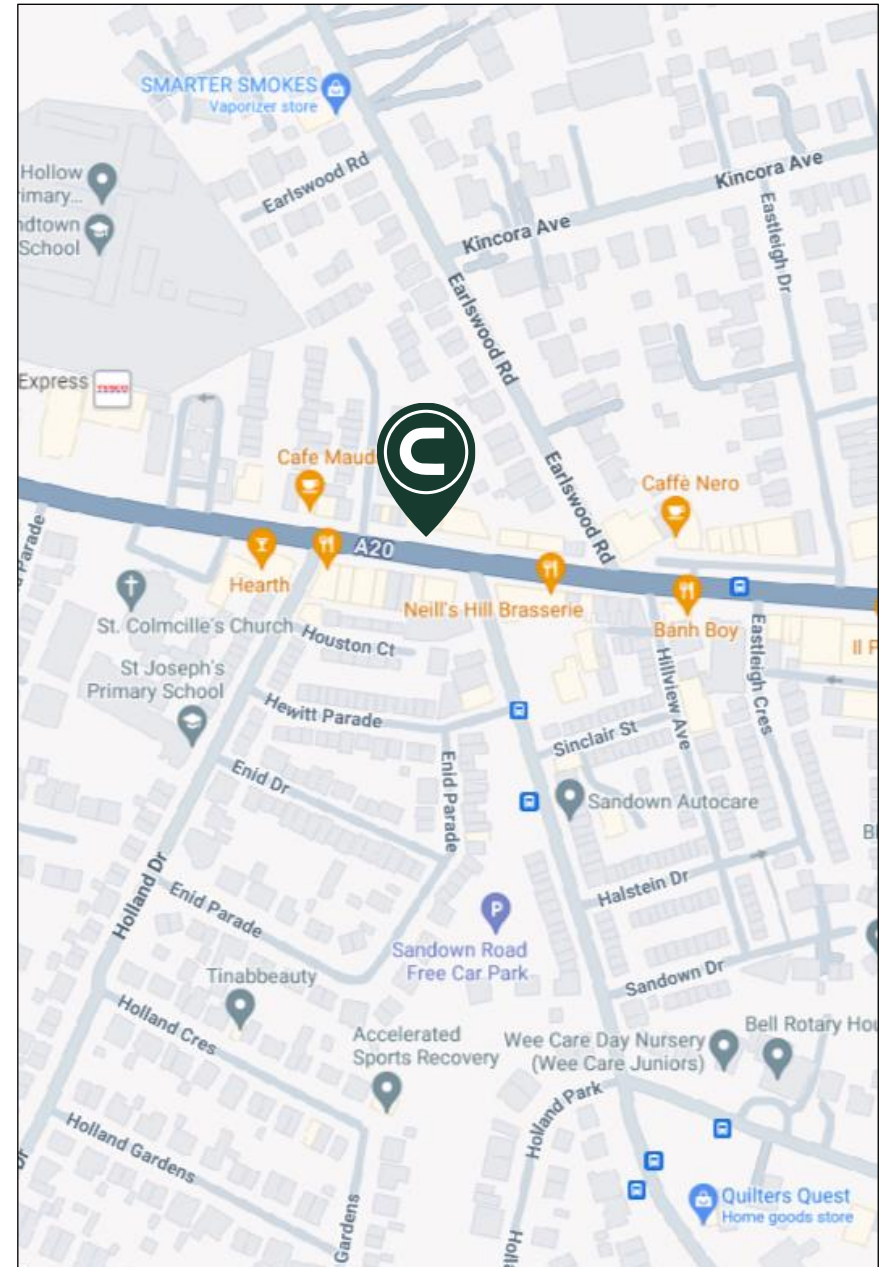
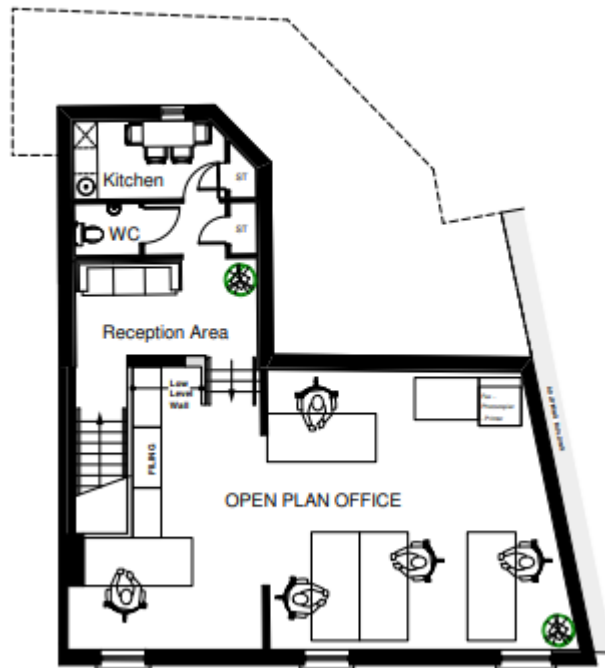


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## Location

The subject property is located in Ballyhackamore fronting onto the Upper Newtownards Road, which is one of the main arterial routes into Belfast City Centre. The area comprises of a wide range of shops, offices, pubs and restaurants. Occupiers in the area include Bluebird, Haratio Todd's, McConnell Kelly & Co Solicitors, Templeton Robinson, Ulster Property Sales, Featherstons Estate Agents and Caffé Nero.



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## Description

The office is finished to include suspended ceilings with recessed fluorescent lighting, carpeted floors, plastered and painted walls, double glazed windows and heating and cooling system. The property benefits from on street car parking.

The property may be suitable for a variety of other uses subject to any necessary consents.

## Tenure

Term	Negotiable
Rent	£10,000 per annum, exclusive.
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £6,450. The rate in the £ for 2024/25 is £0.599362 therefore the estimated rates payable for 2024/25 are £3,866.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## Accommodation

Area		
Offices	1,000 Sq Ft	92.9 Sq M

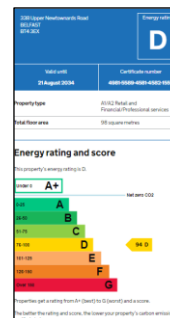
## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## EPC

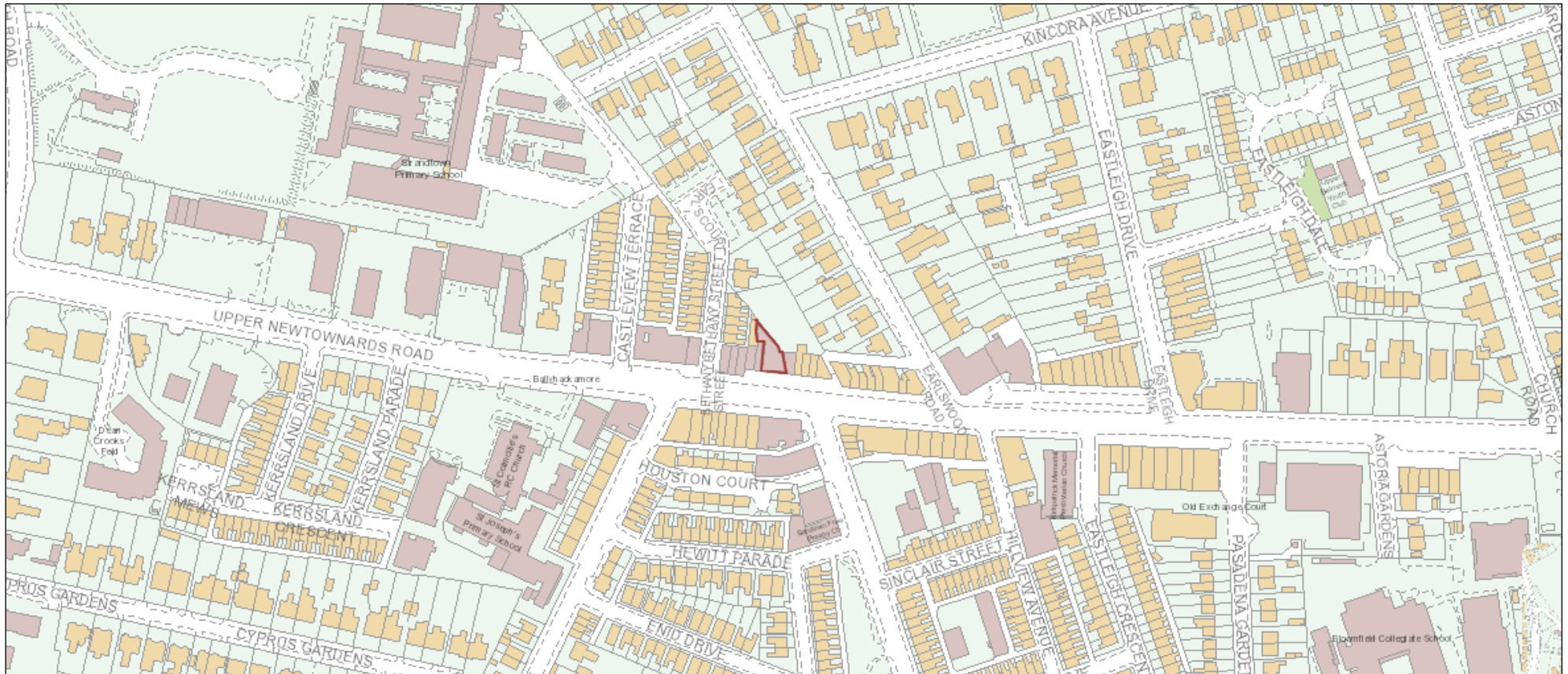
The building has been rated as D-94 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.



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## Contact Us

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