

TO LET

Ground Floor Office Suite

Unit 4, 212-218 Upper Newtownards Road, Belfast BT4 3ET



The premises are presently being refurbished and when complete will afford some 594 sq.ft. of modern office space with modern kitchen facilities included, fitted to a high standard to include suspended ceilings with inset lighting and gas fired central heating. Included in the lease will be 2 dedicated car parking spaces.

The property is situated in a smart Office Park close to the junction of Upper Newtownards Road and North Road, in a general area where there is plentiful car parking close by.

SIZE

Ground Floor	594 sq.ft.	(55 sq.m.)
	Outside	2 no car park spaces

RENT £6,750 per annum

VAT Is applicable to the above

LEASE By negotiation subject to 3 year minimum

RATES	NAV	£5,500
	Rates payable 2016/2017	£3,204.31
	(less 20% if Small Business Relief applies)	

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPS or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

EPC	B40
SERVICES	Gas fired central heating is provided and Tenant will be charged a proportionate amount of the costs of this and electric charges. (Estimated £150/month plus VAT).
SERVICE CHARGE	A Service Charge will be payable to cover the proportionate cost of cleaning/lighting common areas, maintenance of car park and external maintenance as required. (Estimated £50/month plus VAT).
INSURANCE	Tenant to reimburse Landlord with a proportionate cost of the Buildings Insurance.
VIEWING	By appointment with Agent 028 9042 4747

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 40 This is how energy efficient the building is.

C 51-75

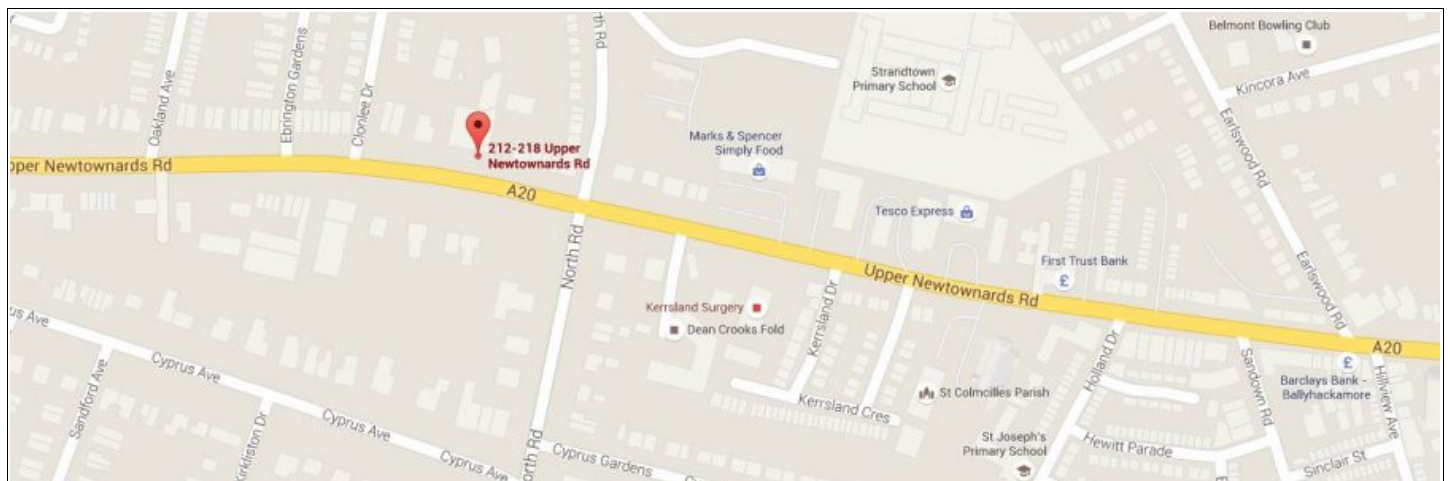
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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