

TO LET

Second Floor Office Suite

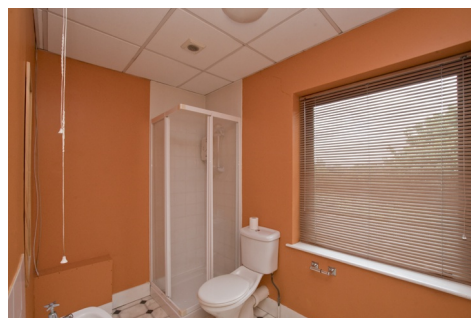
Unit 4, 212-218 Upper Newtownards Road, Belfast BT4 3ET



This small Office Park is situated in an extremely visual location fronting this main arterial road beside Fire Station and within a short walk of all the amenities in thriving Ballyhackamore. It is ideally located on the main Glider bus route, near the city airport and close to Comber Greenway.

The office suite is perfect for the small business who are looking to move onwards and upwards (or out of their dining room).

**The unit offers some 650 sq.ft of modern office space fitted to a high standard and including General Office (with Kitchenette), 2 Private Offices; Shower and WC.
2 private car parking spaces also included.**



SIZE

Ground Floor	Common Entrance Hall		
Second Floor	Offices	650 sq.ft.	(60.4 sq.m.)
	Shower and W.C.		

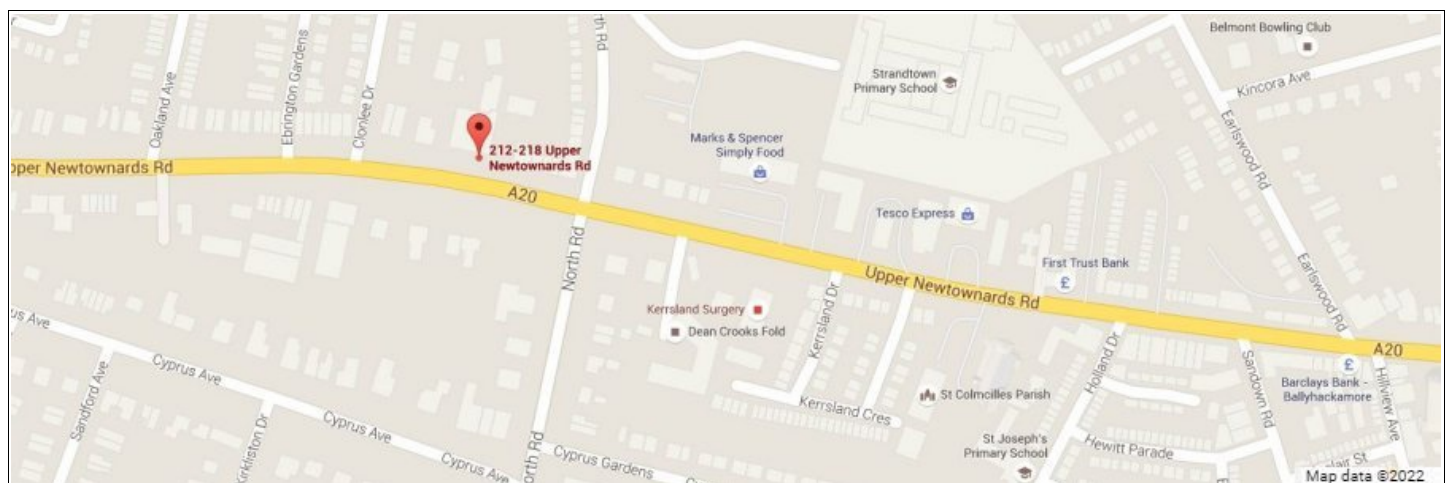
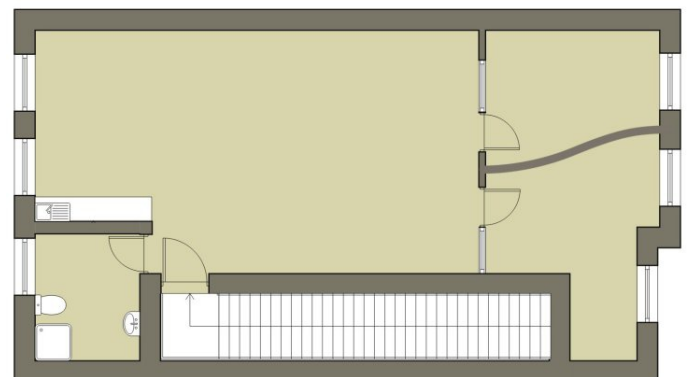
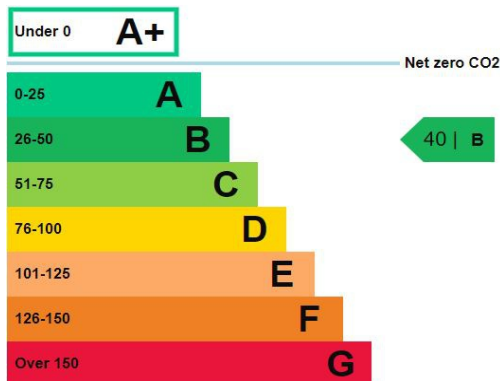
Outside	2 no. car parking spaces
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RENT	£8,400 per annum
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Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: brian@trcommercial.co.uk

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VAT	Applicable to the above
LEASE	Term subject to negotiation
RATES	NAV £5,750 Rates payable 2021/2022 (with SBRR) £2,534.80
EPC	B-40
SERVICES	Gas fired central heating is provided and Tenant will be charged a proportionate amount of the costs of this and electric charges. (Estimated currently £180/month).
SERVICE CHARGE	A Service Charge will be payable to cover the cost of cleaning/lighting communal areas, maintenance of car park and external maintenance as required. (Estimated £50/month).
INSURANCE	Tenant to reimburse Landlord with proportionate part of buildings insurance.
VIEWING	By appointment with Brian S Patterson 07767 442999 or through Holywood Office 028 9042 4747



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