

# TO LET

## “LOFT”

High Quality Serviced Office Suites – various sizes available  
209 Upper Newtownards Road, Belfast BT4 3JD



### LOCATION

The property is situated in the heart of Ballyhackamore, a vibrant social and business destination, close to the Sandown Road junction. There are several prominent office and professional users in the vicinity. Neighbouring hospitality occupiers include Maud's Cafe, Little Wing and Hearth public house.

### DESCRIPTION

Excellent co-working serviced office suites offering flexible accommodation in the busy hub of Ballyhackamore. Individual suites on offer for one, two or three plus people or in combination.

These smart, luxury offices are very well finished to include plastered and painted walls, carpeted floors, individually controlled radiators and recessed LED lighting. There is a large communal kitchen plus separate male / female WCs.

The suites are located over the first, second and third floors, some benefiting from private balcony space and others views across Ballyhackamore. An excellent communal meeting and social space on the first floor level is open to all. Ground floor entrance with with smart entry system for office users access.



**Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@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 TRC 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.

### ACCOMMODATION

Office 1	Belmont Suite	Let.
Office 2	Cyprus Suite	Let.
Office 3	Earlswood Suite	Let.
Office 4	Bloomfield Suite	Let.
Office 5	Stormont Suite	Let.
Office 6	Strandtown Suite	£450 pm excl.

Prices starting from £450 per month and negotiable dependant on number of occupants and contract length.

Contact Gareth McGimpsey on 07710 858734 or [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk) if you wish to be added to the waiting list.

### PRICING

All rental figure are inclusive of rent, rates, heating, lighting, smart telephone with dedicated landline number, secure WiFi access point, building insurance proportion, cleaning of communal areas, weekly office cleaning and bin emptying, access to 24/7 communal CCTV system, maintained building security system and maintenance.

**DEPOSIT** 2 months rent paid in advance plus one month deposit.

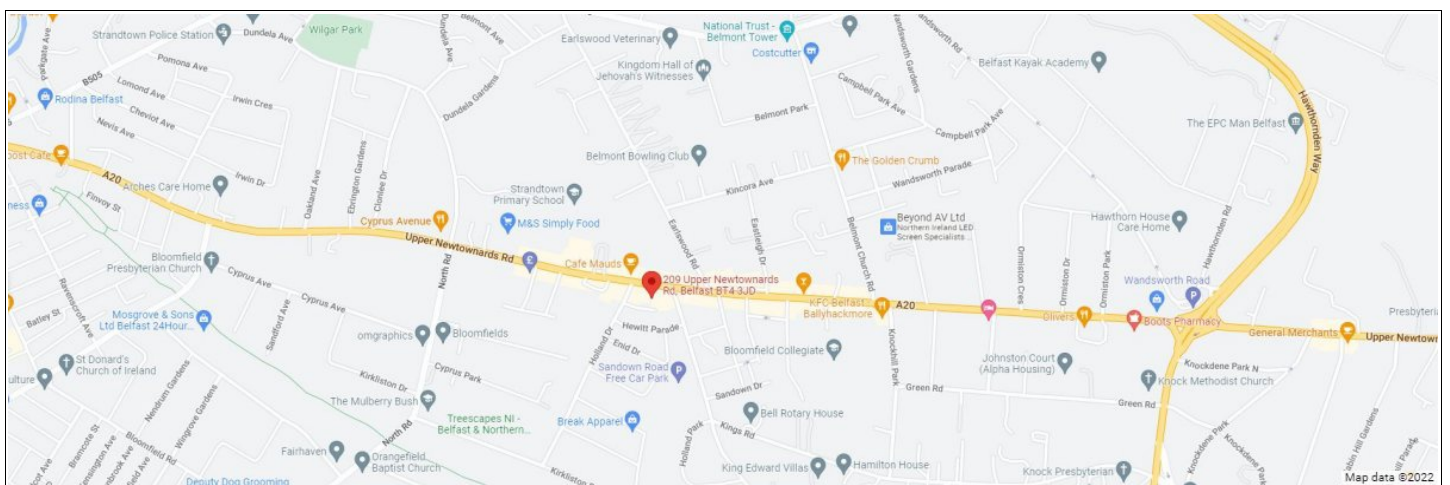
**TERM** Minimum term of one year.

**EPC** F-142

**VAT** VAT may be chargeable on the rent and outgoings.

**VIEWING** By appointment with Sole Agent 02891 313830

**NB** No telephone / reception service is provided so this should not be regarded as fully serviced.



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