

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

OFFICE PREMISES

SUITE 2
226 STEWARTSTOWN ROAD
BELFAST
BT17 0LB

c. 81 M² (877 FT²)



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McKIBBIN COMMERCIAL
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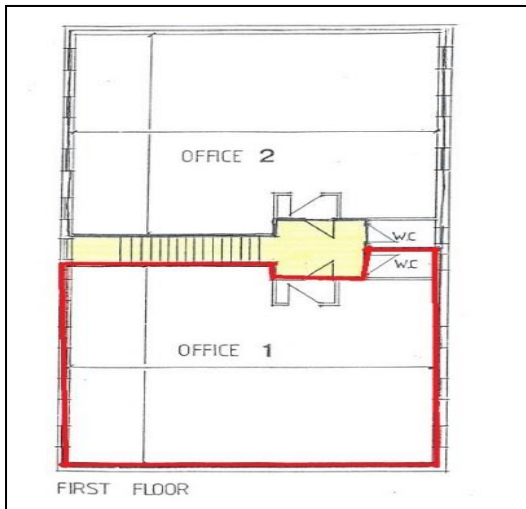
- The subject unit comprise a office suite on the first floor of a retail and office parade on Stewartstown Road in South West Belfast.
- The office suite provides 4 no. private offices, kitchen and wc facilities.
- The building occupies a prominent location on one of the principal arterial routes in South West Belfast. The parade serves a densely populated residential area which includes the Twinbrook and Poleglass Housing Estates.
- Benefits from lay-by car parking to the front.

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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.

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LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£8,500 per annum exclusive.

Rent Review:

Upwards only every 3 or 5 years.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

Service Charge:

Levied to cover a fair proportion of the cost of external repairs, management fees and other reasonable outgoings of the Landlord.

ACCOMMODATION

Ground Floor	Entrance Hall
First Floor	
Suite 2	Area
Office 1	-c. 40.40 m ² (435ft ²)
Office 2	-c. 15.70 m ² (169 ft ²)
Office 3	-c. 7.70 m ² (83 ft ²)
Office 4	-c. 11.40 m ² (123 ft ²)
Kitchen	-c. 6.20 m ² (67 ft ²)
WC	
Total Internal Area	-c. 81.40 m² (877 ft²)

RATES INFORMATION

NAV £6,950
Rate in £ 2018/19 = 0.602803
Rates payable 18/19 = £3,352

(inc 20% Small Business Rates Relief)

VAT

The property is registered for Value Added Tax.

EPC

