

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**FIRST FLOOR
OFFICE PREMISES**

**224B STEWARTSTOWN ROAD
BELFAST
BT17 0LB**

c. 45 M² (486 FT²)



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**McKIBBIN COMMERCIAL
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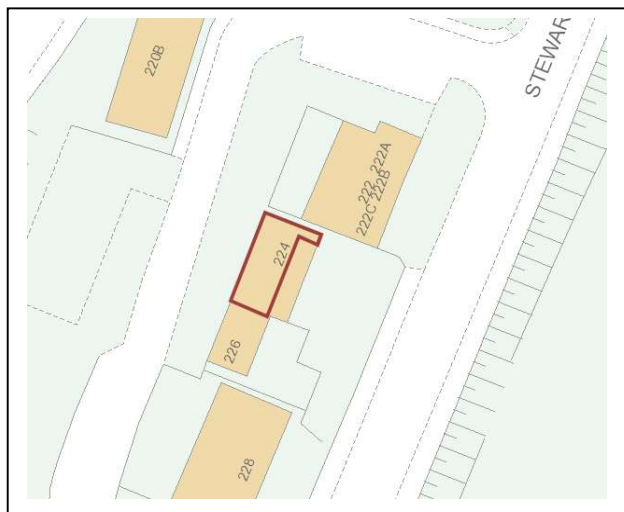
- The subject unit comprise a first floor office suite on Stewartstown Road in South West Belfast.
- The office suite provides 3 no. private offices and wc facilities.
- The building occupies a prominent location on one of the principal arterial routes in South West Belfast. The parade serves a densely populated residential area which includes the Twinbrook and Poleglass Housing Estates.
- Benefits from car parking to the rear.

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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:

£7,000 per annum exclusive.

Rent Review:

Upwards only every 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.

AVAILABILITY

September 2021.

ACCOMMODATION

Ground Floor	Entrance Hall
First Floor	Area
Office 1	-c. 10.19 m ² (110 ft ²)
Office 2	-c. 21.10 m ² (227 ft ²)
Office 3	-c. 13.84 m ² (149 ft ²)
WC	
Total Internal Area	-c. 45.13 m² (486 ft²)

RATES INFORMATION

NAV £5,450
Rate in £ 2021/22 = 0.538166
Rates payable 21/22 = £2,346

(inc 20% Small Business Rates Relief)

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

