



To Let Excellent Office Suites

Skainos Centre, 239 Newtownards Road, Belfast, BT4 1AF


**FRAZER
KIDD**

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Summary

- Modern and spacious office suites situated within the Skainos Centre
- Situated in East Belfast, a short distance from the city centre.
- Range of fitted and 'ready to go' office suites from c. 335 – 2,314 sq ft.
- Tenants within Skainos include Restore, Clearly Kids, Age NI & Refresh Café.

Location

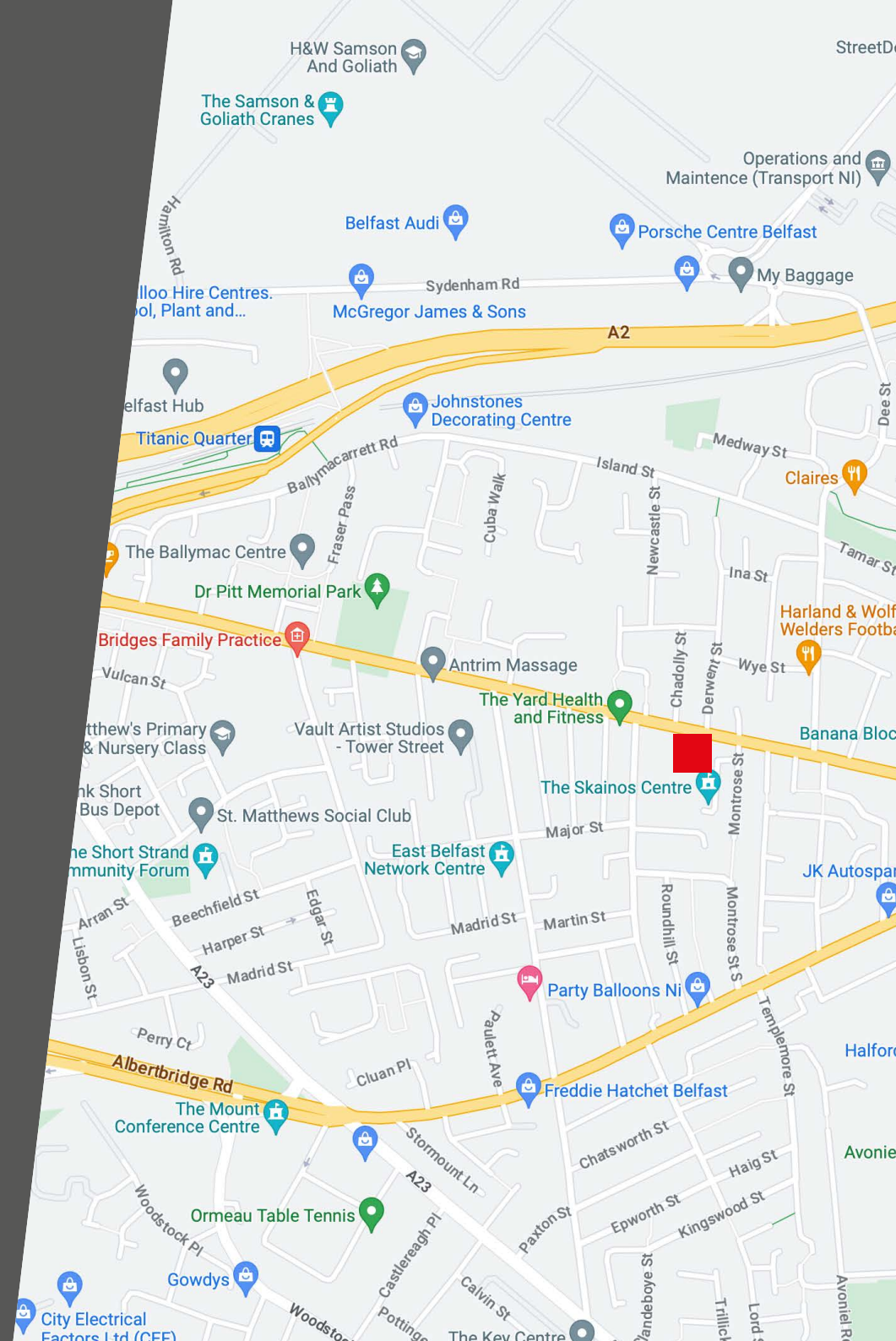
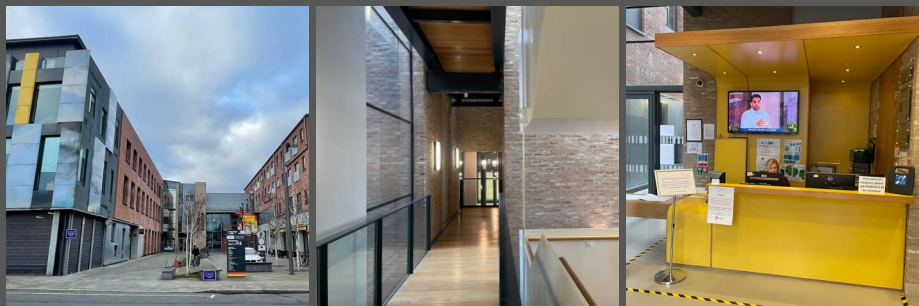
The subject premises occupies a prominent and convenient location on the busy Newtownards Road in East Belfast. The Newtownards Road benefits from a high volume of passing traffic and is one of the main arterial routes linking the City Centre to East Belfast.

Description

The building forms part of the 'Skainos Centre', which is an urban regeneration development scheme in East Belfast.

The offices comprise of modern, open plan and fitted accommodation including perimeter trunking, fluorescent strip lighting and carpeted floors. The Skainos Centre benefits from a main reception and welcome area, lift access to each floor and on-site car parking facilities.

The accommodation is fitted to a high standard throughout and is 'ready to go'.



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Accommodation

The available office space within the building is as follows:

Floor	Office	Sq Ft	Sq M
GF	G2	764	71
GF	G6	1,496	138.98
1F	F3	766	71.2
1F	F4	355	31.1

*The offices are available either together or separately. The occupier would also benefit from having access to a shared balcony, and there are additional boardroom facilities available for hire.

Rent

£10.00 Per Sq Ft.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building and grounds of which the subject premises forms part and agent management fees.

Rates

To be confirmed.

VAT

All figures quoted are exclusive of VAT, which we understand is payable on the subject property.

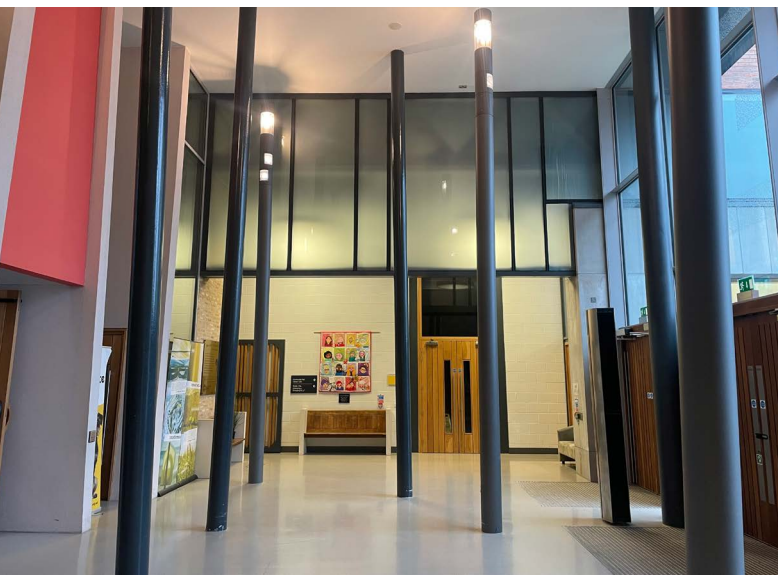
Viewing

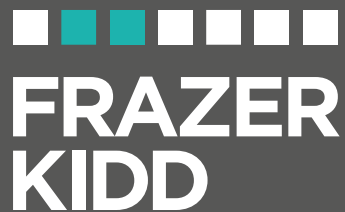
Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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bkidd@frazerkidd.co.uk

Neil Mellon
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