



**Lisney**

COMMERCIAL REAL ESTATE

## FEATURES

Prime location in Holywood town centre

Comprising c. 887 sq. ft. of office space currently undergoing refurbishment

Suitable for a variety of uses (STPP)

Dedicated on-site parking to the rear

In close proximity to the A2 to provide strong road networks

### LOCATION

Holywood is a small seaside town situated approximately 5 miles Northeast from Belfast City Centre, with access to the main arterial routes via the A2 dual carriageway and public transport provisions.

The suite is in close proximity to the Port of Belfast, a 4 minute walk from Holywood Train Station and approximately 4 miles from Belfast City Airport.

Holywood is an affluent town and an acclaimed residential location. It also comprises a variety of commercial occupiers, ranging from local café/coffee shops to Subway and Tesco's, as well as a number of professional services firms.

### DESCRIPTION

The office is one of three suites located on the first floor, accessed via a common entrance to the rear of the building just off the private car park.

The subject suite comprises a large open plan office space, 2 no. meeting rooms/private offices, male and female W/C's. The suite is currently being refurbished to include newly painted walls and skirting, carpeted flooring, lighting and bathroom fittings, as well as the removal of the glass dividing wall.

The property benefits from a recently refurbished common area, including the kitchen, as well as 2 no. dedicated car parking spaces to the rear of the building with 24 hour electric controlled barrier access.



OUTLINE FOR INDICATIVE PURPOSES ONLY

## ACCOMMODATION

First floor 887 sq ft approximately.

## SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and upkeep of common areas.

## BUILDINGS INSURANCE

The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

## RENT

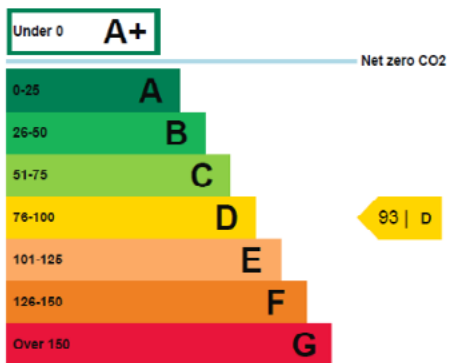
£15,000 per annum exclusive.

## TERM

Negotiable.

## EPC

The property has an EPC rating of D93. A full certificate is available on request.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.





## LOCATION



## RATES PAYABLE

First Floor	
NAV	£7,100
Rater in the £ 2022/23	0.5223
Rates payable	£3,708 approx

## VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

### Lisney Commercial Real Estate

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