

TO LET (BY ASSIGNMENT/SUB LEASE)

Ground Floor, 116-118 Elizabeth House, Hollywood Road, Belfast, BT4 1NY

MODERN, FULLY FITTED OFFICE SUITE (C. 4,174 SQ FT) WITH ON-SITE CAR PARKING FOR 11 VEHICLES

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Excellent, fully fitted office suite with gas fired central heating and comfort cooling

Completed throughout to include general office and 3 private offices fitted to a high specification and with good natural lighting

Floor area - c. 4,147 sq. ft.

On-site parking for 11 cars

Existing professional tenants within the building include NICMA, Towergate Dawson Whyte and Midas Underwriting

LOCATION

Elizabeth House is a modern building which occupies a highly prominent location fronting Hollywood Road which is one of the main arterial routes in east Belfast. The building is easily accessible to the city centre, George Best Belfast City Airport, the M3 and the wider motorway network.

The location benefits from a range of excellent local amenities at Ballyhackamore, Belmont village and Hollywood Arches, including cafes, convenience stores, bars and restaurants.

DESCRIPTION

The subject suite offers fully fitted, office space within a modern three storey purpose built building finished throughout to a high specification to include suspended ceilings, recessed LED lighting, carpets, partitioning, heating and comfort cooling, double glazed windows, raised access flooring with carpet tile cover, Cat 6 data cabling, and plastered /painted walls.

The suite is currently sub divided to include general and 3 private offices / meeting rooms and fitted kitchen/ breakout area.

The subject is 'ready to go'.

ACCOMMODATION

Gross Internal Area - 4,174 Sq ft approx.

PROPOSED LEASE DETAILS

Term	By negotiation, subject to periodic rent review.
Rent	On application.
Repairs / Insurance	Full Repairing and Insuring.

The space will be offered on effective full repairing and insuring terms with an apportioned service charge for the recovery of common costs such as external and common area repairs and maintenance, building management and insurance. Details on request.





LOCATION



RATES

According to the LPS web site the suite has been assessed for rates as follows

Net Annual Value £38,900

Rate Pounding for 2021/22 £0.543147

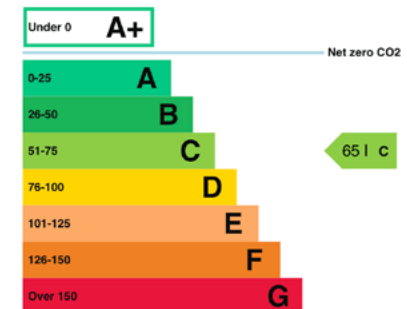
Rates Payable 2021/22

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

The property has an Energy Efficiency rating of C65. The full Certificate can be made available upon request.



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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Viewing Strictly by appointment with the sole selling/letting agent Lisney.

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