

SHORT-TERM LEASE / INCENTIVES AVAILABLE



TO LET
(BY ASSIGNMENT/
SUB LEASE)

GROUND FLOOR, 116-118 ELIZABETH HOUSE, HOLYWOOD ROAD, BELFAST, BT4 1NY
MODERN, FULLY FITTED OFFICE SUITE (C. 4,174 SQ FT) WITH ON-SITE CAR PARKING FOR 11 VEHICLES.

Lisney

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

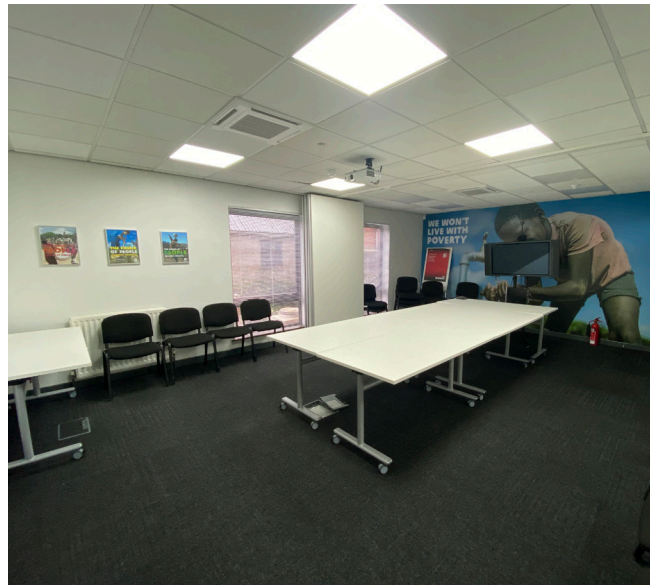
Term - By negotiation, subject to periodic rent review.

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.





Rates

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

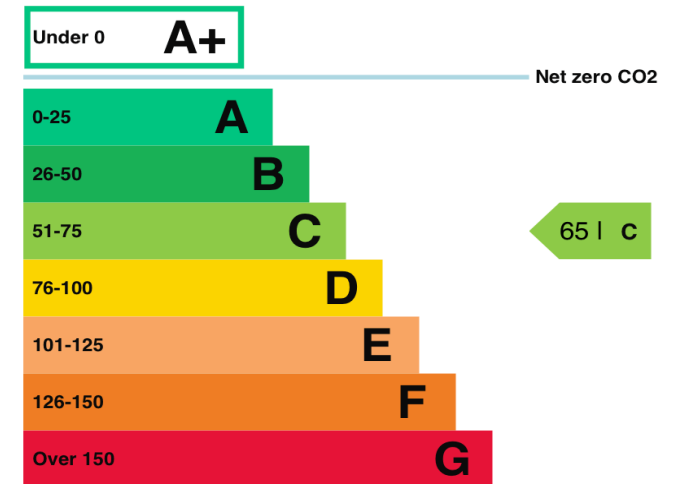
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|-------------------------|-----------|
| Net Annual Value | £38,900 |
| Rate Pounding for 22/23 | £0.551045 |
| Rates Payable 2021/22 | £21,436 |

Value Added Tax

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.



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Contact

Strictly by appointment with the Letting agent. For further information please contact:

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Further information is available at www.lisney.com