

TO LET

Suite 3, 75 High Street, Hollywood, BT18 9AQ

FIRST FLOOR OFFICE SUITE OF C. 404 SQ FT WITH ON-SITE CAR PARKING

Lisney

COMMERCIAL REAL ESTATE



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FEATURES

Prime location in Holywood Town Centre

Comprising 404 sq. ft. of private office space

On-site parking to the rear

In close proximity to the A2 providing strong road networks

LOCATION

Holywood is located to the North East of Belfast in a coastal location along the Belfast Lough. The town is situated approximately 7 miles from Belfast City Centre, with access to the main arterial routes via the A2 dual carriageway and public transport provisions.

The area is in close proximity to the Port of Belfast and Belfast City Airport which is located 4 miles away.

Holywood is an affluent town which forms a gateway to North Down being situated in Greater Belfast.

DESCRIPTION

The office suite is located on the first floor, accessed via a small common entrance to the rear of the building.

The suite is light and bright and includes carpeted flooring, plastered and painted walls and gas heating.

The subject suite comprises a large open plan office and a private office.

The property benefits from a communal kitchen, W.C.'s and a secure car park to the rear of the building, with 24 hour electric controlled barrier access.

One car parking space is included with the suite.



Communal Kitchen



ACCOMMODATION

Description	Sqm	Sqft
Open plan office	30.51	328
Private Office	7.04	76
TOTAL	37.55	404

RENT

£6,000 per annum exclusive.

TERM

Negotiable

SERVICE CHARGE

Details provided upon request.

RATES

We have been advised by Land and Property Services of the following;

Net Annual Value	£4,200
Rate in the £ 23/24	£0.54174
Payable	£2,275



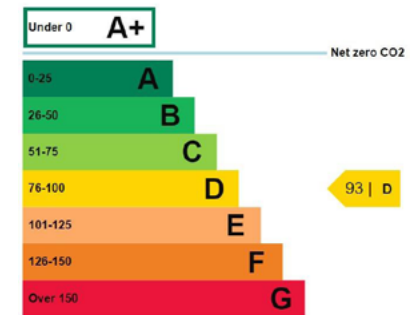
LOCATION



EPC

The property has an Energy Efficiency rating of D93. The full Certificate can be made available upon request.

This property's current energy rating is D.



VAT

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

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