

To Let

Refurbished Self Contained Offices
43 High Street, Holywood BT18 9AB

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To Let 43 High Street, Hollywood BT18 9AB

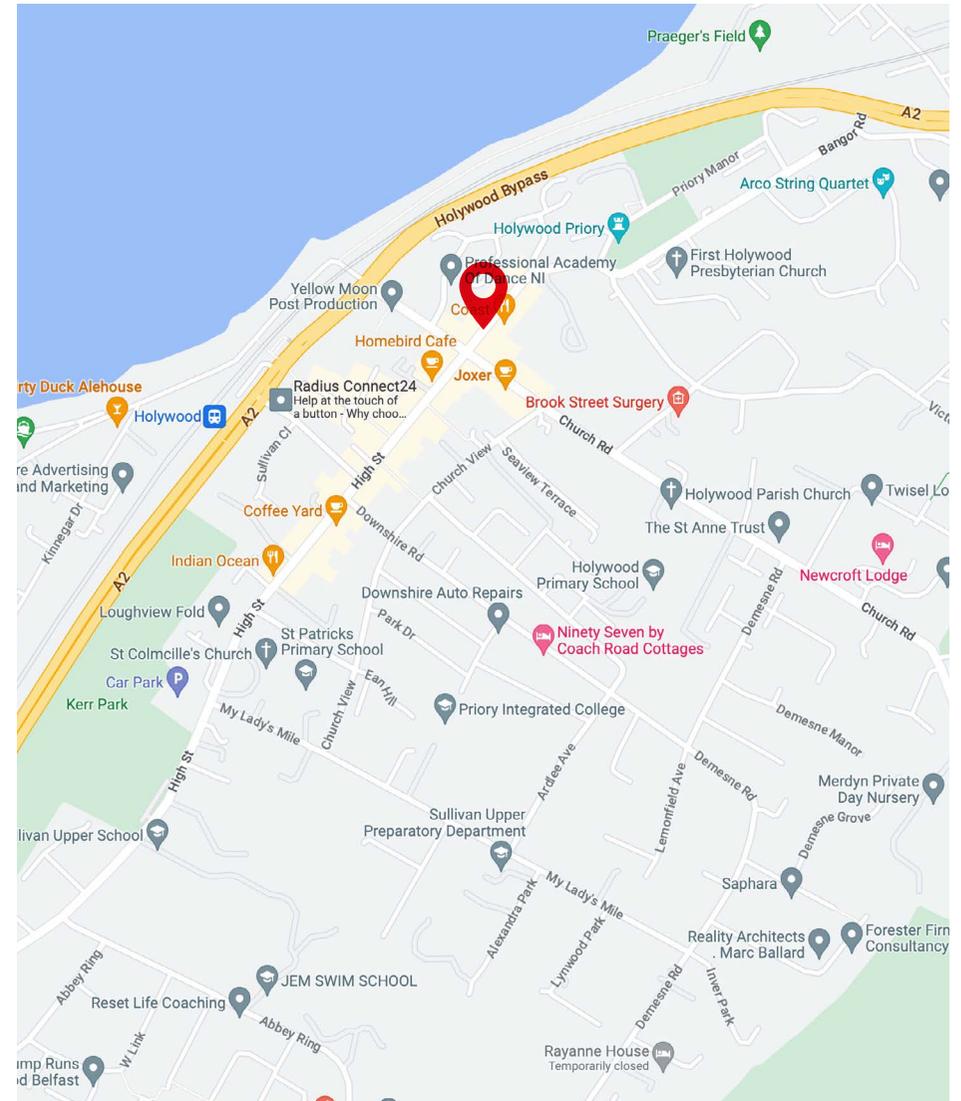


Property Highlights

- Fully refurbished office suites
- Ground floor let
- First and second floors immediately available
- Quoting rent £15,000 per annum exclusive per floor

Location

The premises are located on High Street, the main road running through Hollywood to the north of the Maypole. Hollywood is a popular North Down coastal town, located approximately 5 miles from Belfast with good access on to the Sydenham By-Pass both to Belfast city centre and onto the M1 and M2 motorways. Belfast City Airport is approximately one mile from the subject property and nearby occupiers includes Tesco Express, Mountain Trail and Corries Butchers.



To Let 43 High Street, Hollywood BT18 9AB



Description

43 High Street is arranged over four floors to include a large reception area, break out areas and a range of private and open plan offices as well as boardroom, kitchen, W.Cs and storage space.

The building is finished to a good standard throughout with a combination of carpeted / wood laminate and tiled floors, smooth plastered and painted walls, and car parking to the rear.

Accommodation

The property comprises the following areas:

| Description | Sq M | Sq Ft |
|--------------|------|-------|
| Ground Floor | Let | Let |
| First Floor | 41 | 441 |
| Second Floor | 37 | 398 |

Rates

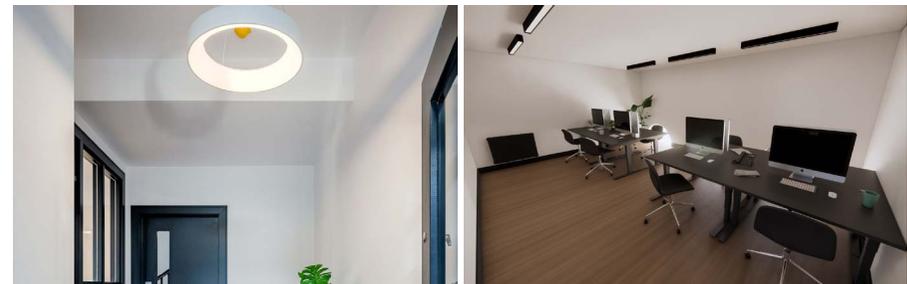
The new rateable value is yet to be assessed following refurbishment. We estimate rates payable at c.£5 psf.

Tenancy

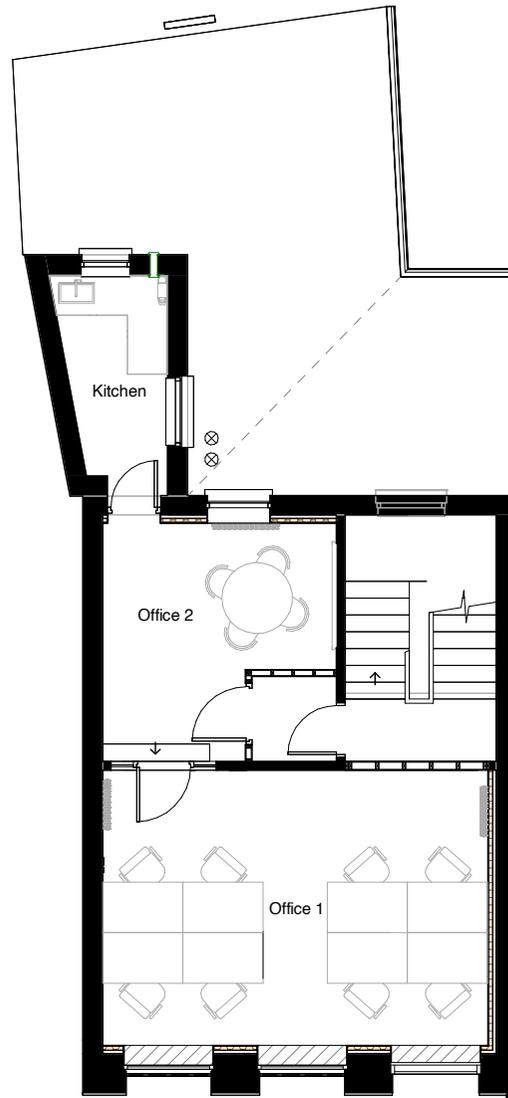
Available on full repairing and insuring lease terms at a quoting rent of £15,000 per annum exclusive per suite.

VAT

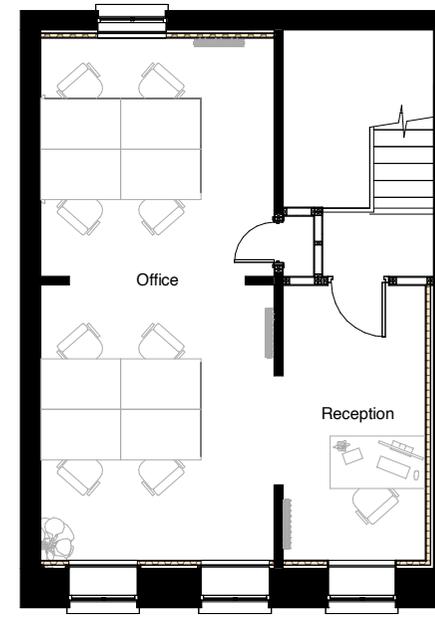
All prices are quoted exclusive of VAT, which may be payable.



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Proposed First Floor Layout



Proposed Second Floor Layout

EPC

TBC

McCombe Pierce LLP

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