




# To Let Excellent Suburban Offices

with Abundance of Car Parking

**HILLVIEW HOUSE**



An aerial photograph showing a large, modern industrial building with a white roof and grey walls, labeled 'HILLVIEW HOUSE'. The building is situated next to a large, paved parking lot with several cars parked. To the left of the main building is a smaller, older brick building with a curved roof. The surrounding area includes residential housing, green fields, and a road with a red car driving. The text 'Hillview House is strategically positioned off junction 2 of the M2 Motorway providing ease of access to and from Belfast and the rest of Northern Ireland.' is overlaid on the top right of the image.

Hillview House is strategically positioned off junction 2 of the M2 Motorway providing ease of access to and from Belfast and the rest of Northern Ireland.



# Location

Newtownabbey is 6 miles north of Belfast City Centre and has a district population of approx. 160,000 persons with an estimated population of 950,000 within a 30 minute drive time.

The suburb is strategically positioned off Junction 2 of the M2 Motorway providing ease of access to / from Belfast (6 minutes) and the rest of Northern Ireland. The main rail line linking Belfast to Carrickfergus and Larne runs in close proximity to Hillview House.

George Best Belfast City Airport (15 minute drive time) and Belfast International Airport (20 minute drive time) are in close proximity to the property and afford ease of access for commuters.

The property occupies a prominent position on Church Road with the surrounding area characterised by medium to high density housing as well as commercial occupiers in Spirit Aerosystems (formerly Bombardier), BoxPak, SHS Group, Valley Business Centre, Tesco, B&Q and Marks and Spencer.

Hillview House is located within 500m of the Valley Business Centre, the Valley Leisure Park, Valley Retail Park, Abbey Leisure Park and the extremely popular Abbey Centre, one of Belfast's most successful shopping locations.



5 min  
walk to  
Abbey Centre



1hr 45min  
drive time to  
Dublin



Regular  
Bus  
Service



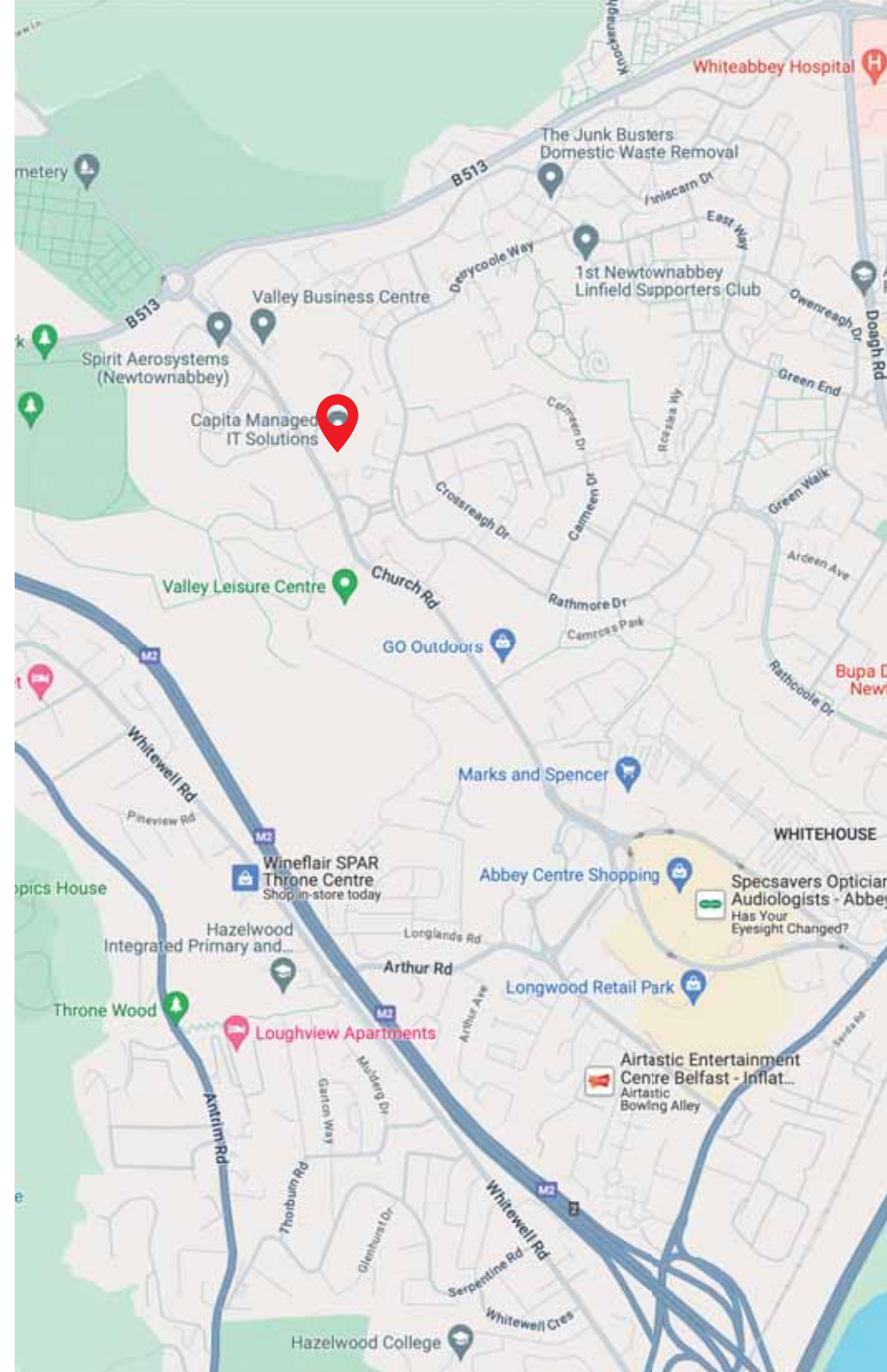
1hr 50min  
rail time to  
Dublin



1hr flight  
time to  
London



1hr 20min  
sail time to  
Scotland



## The Building

Hillview House comprises a steel framed office building built in the 1980's, comprehensively refurbished in 1999 to provide for office/call centre accommodation over one floor and again in 2022 after the Covid pandemic.

The building extends to approx. 55,000 sq ft located on a secure 4.23 acres site offering 250 car spaces.

The main office floor comprises of fully fitted open plan offices, individual private offices, training rooms, canteen, kitchen facilities and w.c facilities, all finished to an excellent standard.

The proposal is to sublet a proportion of the office space extending from 6,000 sq ft to approx. 45,000 sq ft located to the front right hand side of the main floor plate and benefitting from excellent natural light as well as profile.

See indicative floor plans for more detail.

The building offers:

- Feature Entrance foyer
- On-site concierge
- Fully air- conditioned space
- Raised access and cabled floors
- New carpet floor covering
- Feature Ceilings with new LED lighting
- Meeting rooms, breakout area, kitchens
- Self-contained WC facilities

Furthermore there is an onsite Canteen that can be made available if required to any occupiers within the building.



250  
Car Park  
Spaces



Ground  
Floor Cycle  
Racks



Fully  
air  
conditioned



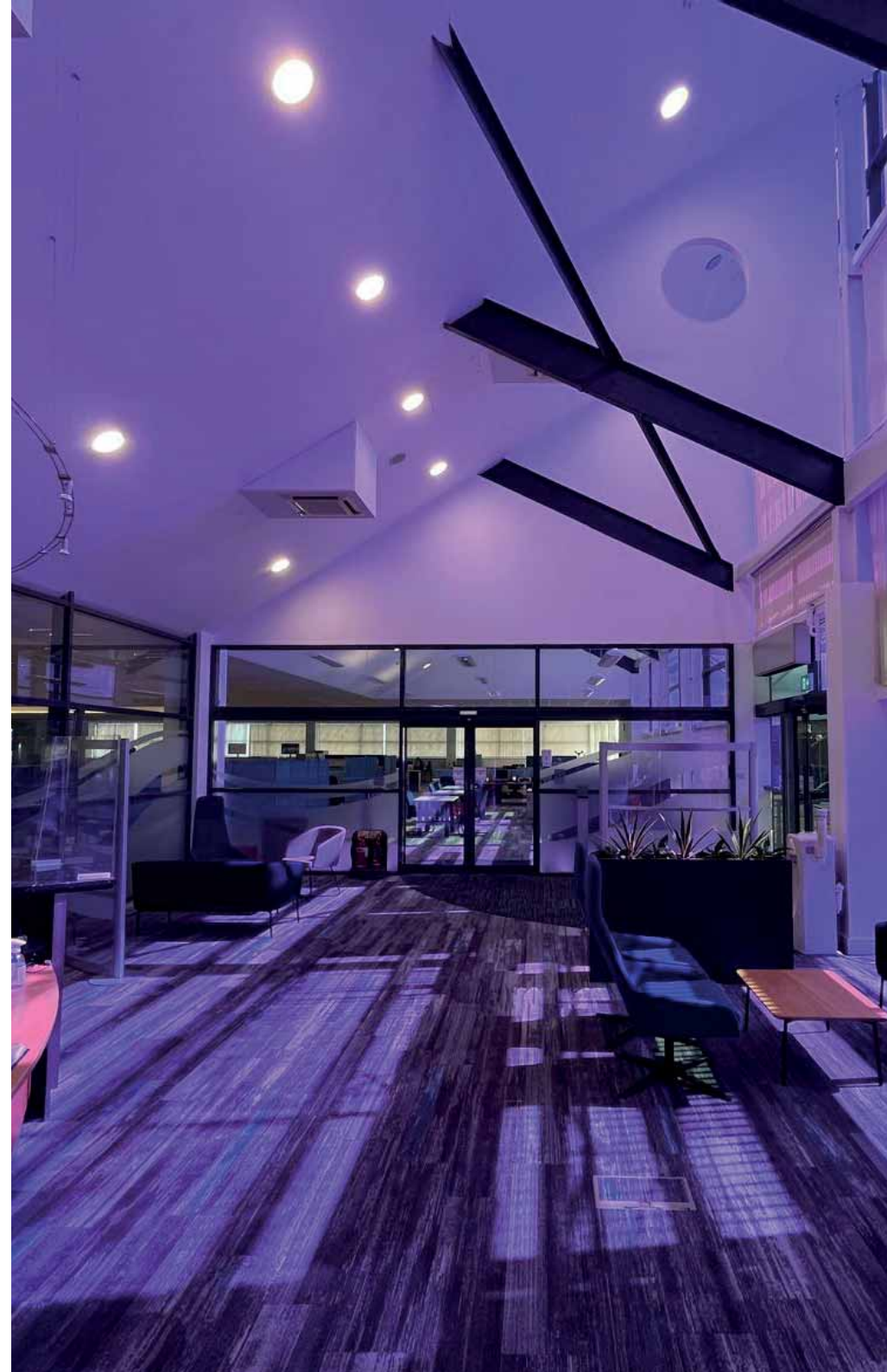
breakout  
area and  
kitchens



Raised  
access  
floors



Self  
contained  
WC facilities





## Accommodation

The available space within the property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Office accommodation	45,000	4,180

Consideration may be given to accommodate varying sized requirements from 6,000 sq ft (557 sq m) to 45,000 sq ft (4,180 sq m).

## Lease Details

Term:	Negotiable.
Rent:	POA
Repairs:	Effective full repairing and insuring by way of service charge liability.
Insurance:	Payable by tenant.
Service Charge:	Amount to be confirmed.

## NAV

The NAV of the property is currently being re-assessed and we estimate that the rates payable will be approx. £4.63/sq ft.

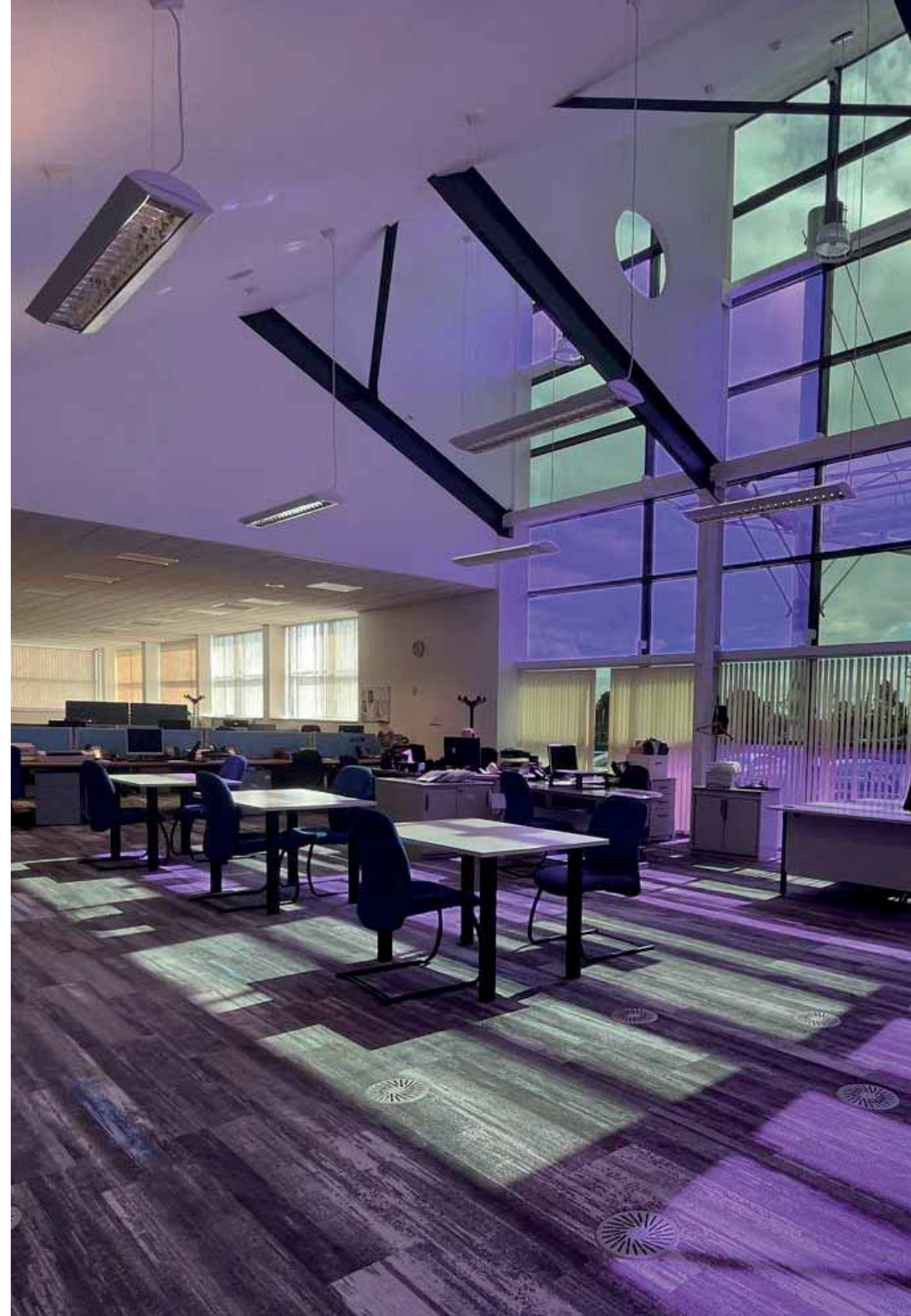
Rate in the £ for Antrim, & Newtownabbey in 2025/2026 is £0.587690.

## VAT

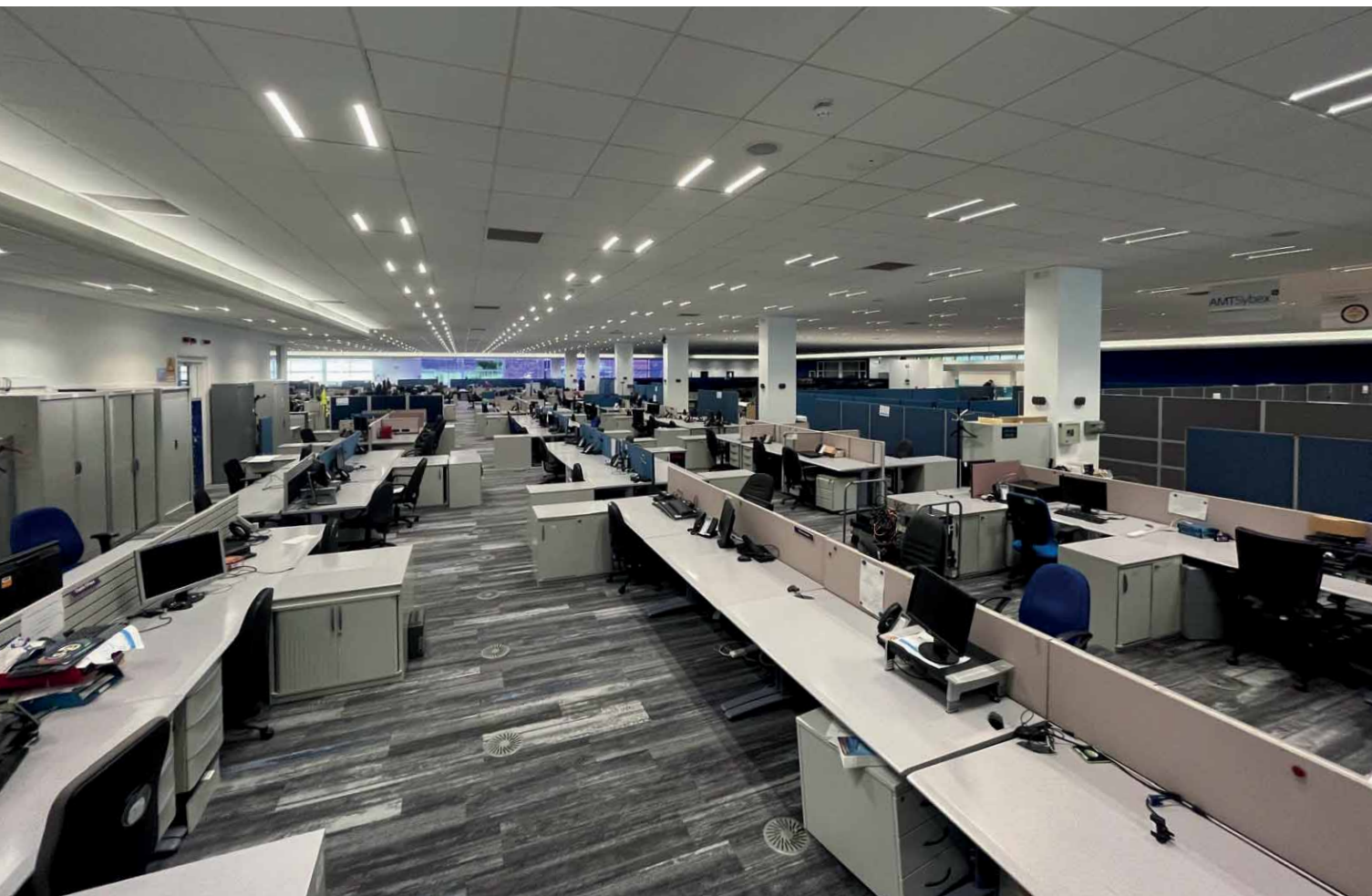
Please note that all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

## EPC

C74.

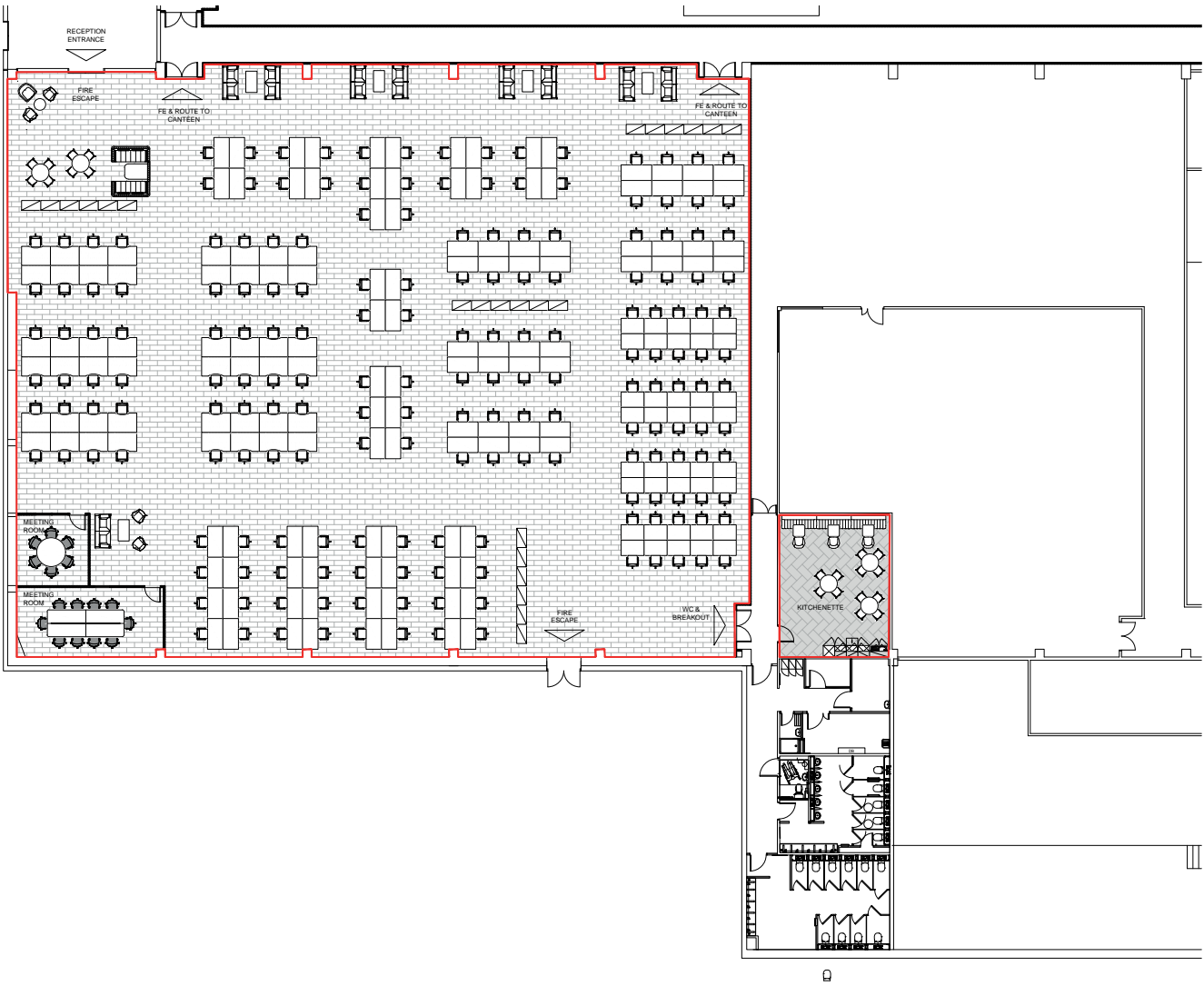






# Example Desk Layout One

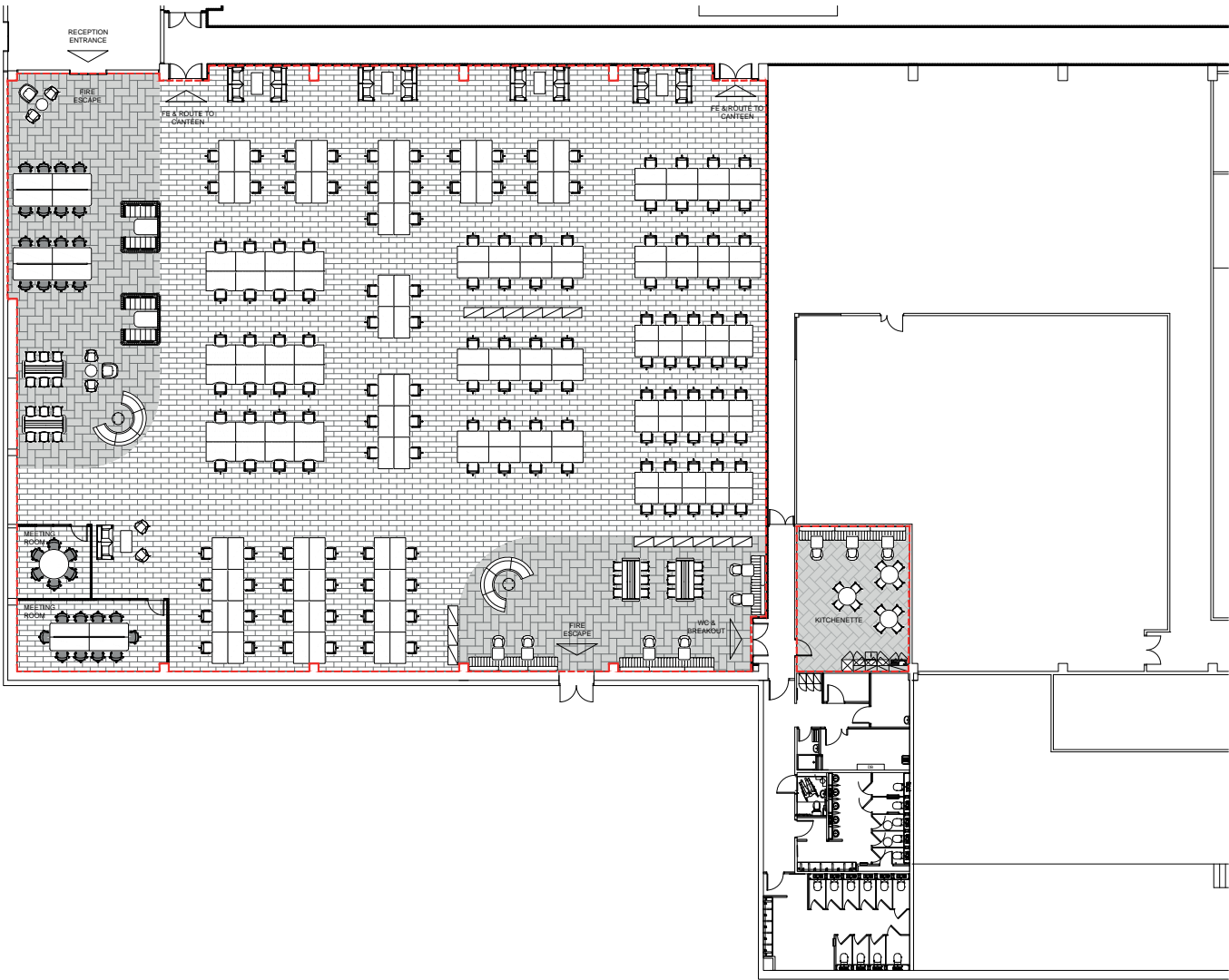
Not To Scale. Indicative floor plan.



(Approx. 13,000 sq ft)

# Example Desk Layout Two

Not To Scale. Indicative floor plan.

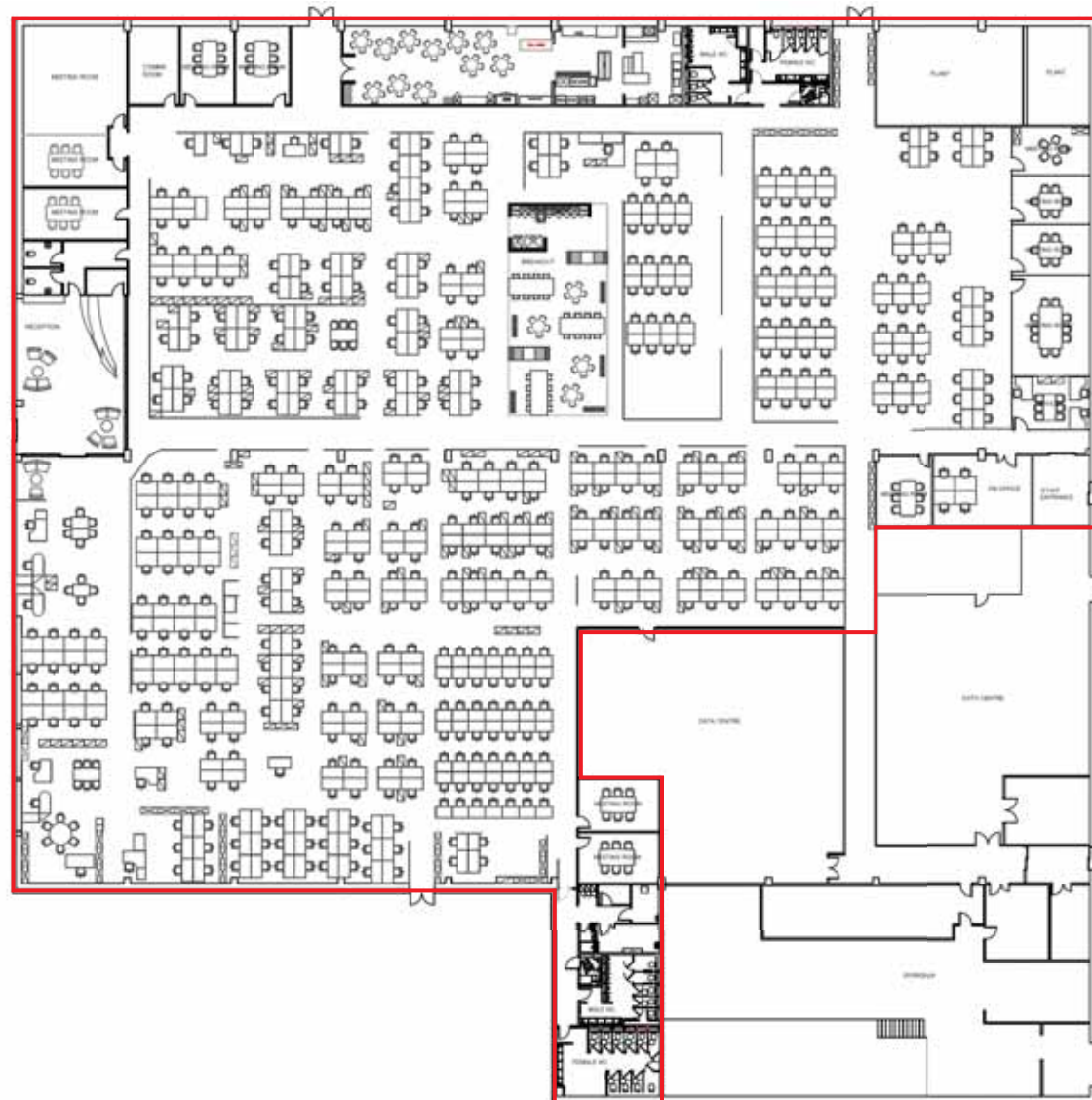


(Approx. 13,000 sq ft)



# Example Desk Layout Two

Not To Scale. Indicative floor plan.



(Approx. 45,000 sq ft)



For 44 years **Hillview** has been transforming Newtownabbey into an area of business excellence







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