



RHM
Commercial

TO LET

MODERN FIRST FLOOR OFFICE
ACCOMMODATION

2 HIBERNIA STREET
HIGH STREET
HOLYWOOD
BT18 9JE



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- Modern office accommodation
- Located in centre of Holywood
- Gas fired heating
- Floor area 66.5 sq m (716 sq ft)
- Recently refurbished
- Low energy LED lighting



DESCRIPTION

Modern refurbished first floor office accommodation in Holywood town centre.

Comprises refurbished open plan office, new modern kitchen units, separate private office / meeting room with gas fired central heating and LED low energy lighting.

ACCOMMODATION

First Floor Office 66.5 sq m (716 sq ft)

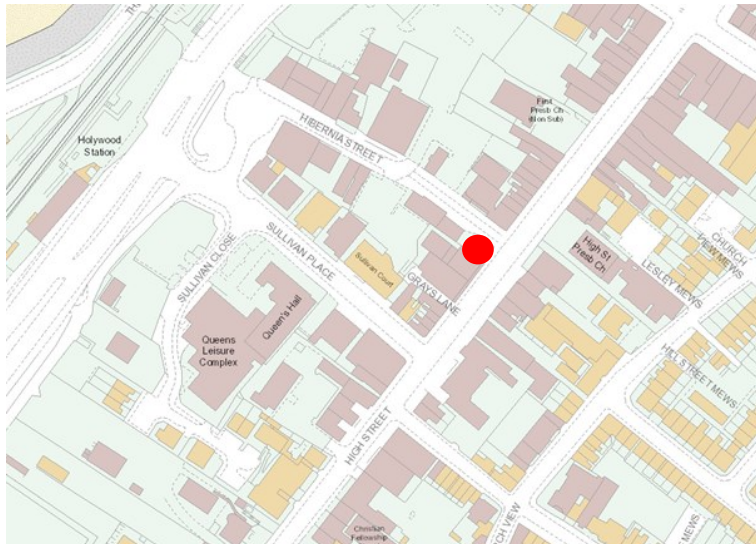
Open plan office, private office / meeting room, kitchen, toilet accommodation

LOCATION

Located on the corner of High Street and Hibernia Street in Holywood town centre, 5 miles from Belfast City Centre and 2 miles from Belfast City Airport.

Holywood Railway Station is a short 5 minutes walk.

Click [here](#) for Streetview link.



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LEASE DETAILS

Term:	Negotiable
Rent:	£11,000 per annum plus VAT
Rent Reviews:	5 yearly upwards only
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium.
Service Charge:	The tenants will be responsible for a service charge to cover, repair and management of the exterior of the building and the common areas. Currently £2,928 for the year plus vat.
VAT:	All outgoings and rentals will be subject to VAT.

RATES

NAV:	£5,850
Estimated Rates Payable:	£3,326.70 for 2024/25 rates year

EPC

Energy Rating:	B
Certificate Number:	8395-0056-5182-7779-5243



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CONTACT

For further information or to arrange a viewing
please contact:

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