

FOR SALE

110-112 HOLYWOOD ROAD
BELFAST, BT4 1NY

CBRE NI
PART OF THE AFFILIATE NETWORK

McConnell | **JLL** Alliance Partner

HEAD-QUARTERS
OFFICE BUILDING WITH
VACANT POSSESSION



EXECUTIVE SUMMARY

- Three storey office building with basement situated fronting onto the Hollywood Road in east Belfast.
- Situated on a site of approximately 0.3 acres.
- The office building will be sold with vacant possession.
- Car parking to the front of the property and the ability to have more parking in the basement.
- The opportunity will be of interest to owner occupiers and investors.
- We are instructed to seek offers in the region of £2,500,000, exclusive.



BELFAST
CITY CENTRE

LOCATION

- The subject property is located on the northern side of the Hollywood Road, a short walk from its junction with the Newtownards Road and therefore benefits from a range of sustainable transport options to include the Metro bus service, the Glider and the Connswater and Comber Greenways.
- The property is approximately 2 miles east of Belfast city centre equating to a 10 minute drive time.
- Belfast City Airport is also within a 10 minute drive.
- The surrounding area is primarily commercial in nature with a number of office buildings, Strand Cinema, Hollywood Arches Health Centre and CS Lewis Square.

NEWTOWNARDS ROAD

HOLLYWOOD ROAD

110-112 HOLLYWOOD ROAD
BELFAST, BT4 1NY

BELFAST CITY
AIRPORT

PROPERTY DESCRIPTION

- The property is of steel portal frame construction with external walls finished of facing brick, and a Trocal flat roof.
- Currently comprises of a mix of open plan areas, together with a number of private offices/meeting rooms etc.
- Welcoming entrance lobby with reception area and lift/stair access to the upper floors and basement.
- Finishes include raised access floors, carpeted floors, suspended ceilings, recessed lighting.
- The property benefits from air conditioning and oil-fired central heating.
- Large basement area which has been used for workshops and storage but would be suitable for further car parking/bicycle storage and staff amenity area etc.
- WC's on each floor.





ACCOMMODATION



Basement Storage	670	Sq m	7,210	Sq ft
Ground Floor	462	Sq m	4,973	Sq ft
First Floor	462	Sq m	4,973	Sq ft
Second Floor	580	Sq m	6,243	Sq ft
Total	2,193	Sq m	23,619	Sq ft

External

Forecourt car parking for 8no. cars to the front of the property. The basement was originally used for car-parking however this has subsequently been converted to workshops and storage.



CONTACT

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SITE

We calculate the overall site area to be approximately 0.30 acres

TITLE

Long leasehold, subject to a peppercorn

RATEABLE VALUE

We understand the property has a rateable value of £209,500. The rate in the £ 2023/2024 - 0.572221.

PROPOSAL

We are instructed to seek offers in the region of £2,500,000, exclusive

VAT

All prices and outgoings are exclusive of VAT, which may be chargeable

Energy performance certificate (EPC)

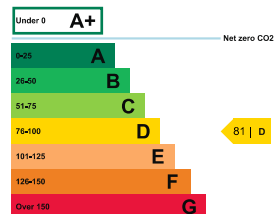
110-112 Holywood Road BELFAST BT4 1NU	Energy rating D	Valid until: 24 January 2028 Certificate number: 0290-9957-0388-9560-1074
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Property type B1 Offices and Workshop businesses

Total floor area 2785 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **34 | B**

If typical of the existing stock **92 | D**