



TO LET

Prominent Modern First & Mezzanine Floor Offices of c. 153 sq m (1,650 sq ft)

139–141 Hollywood Road, Belfast BT4 3BE

**OK
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LOCATION

Prominent location on the Holywood Road, one of East Belfast's main arterial routes close to its junction with the Belmont Road and opposite the beautiful Art Deco Strand Arts Centre.

Other occupiers in the immediate area and nearby the vibrant Belmont Village include Insight, Maxol Petrol Filling Station, Strand Arts Centre, Tesco, Monad Restaurant, a wide range of restaurants, cafes, shops, hair & beauty salons and the new Park Avenue development of 90 new homes.

DESCRIPTION

The subject comprises modern office suite arranged over first and mezzanine floors fitted to include carpeted floors, painted & plastered walls, suspended ceilings, recessed lighting, intruder alarm and intercom entry system.

Benefits from free on street parking and the free DOE car park directly behind the property.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Disabled WC		
FIRST FLOOR		
Comprising entrance lobby, open plan office and kitchenette	C. 85 sq m	913 sq ft
MEZZANINE		
Comprising open plan office, private office, comms room, balcony and 2 No. WCs	C. 68 sq m	737 sq ft
TOTAL AREA	C. 153 sq m	C. 1,650 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 8244



FOR IDENTIFICATION
PURPOSES ONLY



LEASE DETAILS

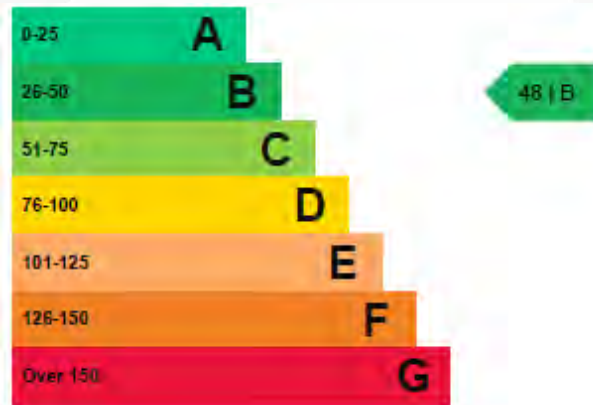
RENT: £16,000 per annum
TERM: Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE: Effective FRI lease by way of service charge liability
AVAILABILITY: Immediately on completion of legal formalities

RATES

We are advised that the current NAV for the subject is £13,300. The commercial rate in the pound for 2022 / 2023 is £0.551045. Estimated rates payable is £7,328.90.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

CONTACT DETAILS

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