

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
<b>Total</b>	<b>2,193</b>	<b>Sq m</b>	<b>23,619</b>	<b>Sq ft</b>

## 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

### CBRE NI

PART OF THE AFFILIATE NETWORK

David Wright

M: 07711 686 101

T: 02890 436 745

E: david.wright@cbreni.com

www.cbreni.com



Greg Henry

M: 07841 928 670

T: 02890 205 900

E: greg.henry@mcconnellproperty.com

www.mcconnellproperty.com

Disclaimer: LDM Belfast Ltd on its behalf and for the owners of this site whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending investors or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending investors or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by LDM Belfast Ltd has any authority to make or give any representation or warranty whatever in relation to this property – May 2023.

## 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)

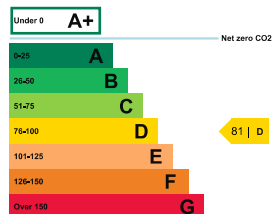
110-112 Holywood Road BELFAST BT4 1NU	Energy rating <b>D</b>	Valid until: 24 January 2028 Certificate number: 0290-9957-0388-9560-1074
---	---------------------------	--

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