



High Quality Co-Working / Shared Office Space To Let

The Postmasters House, 33 Shore Road, Holywood, BT18 9HX



Modern stylish flexible workspace



Located in the centre of Holywood close to all coffee shops / restaurants.



State of the art superfast Wi-Fi and access points throughout the building.



Ideally located for a business owner commuting or establishing a customer base in North Down or surrounding areas.

Get more information

Avison Young

3rd Floor, Rose Building
16 Howard Street
Belfast
BT1 6PA

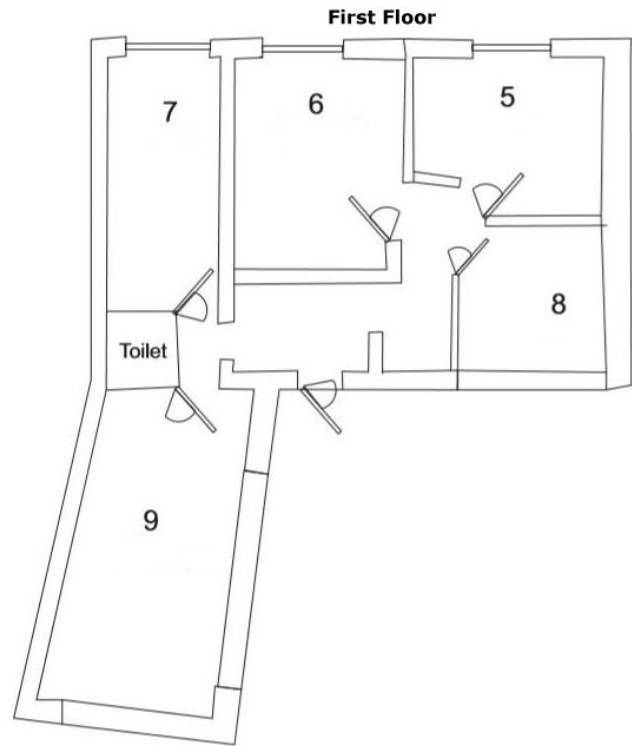
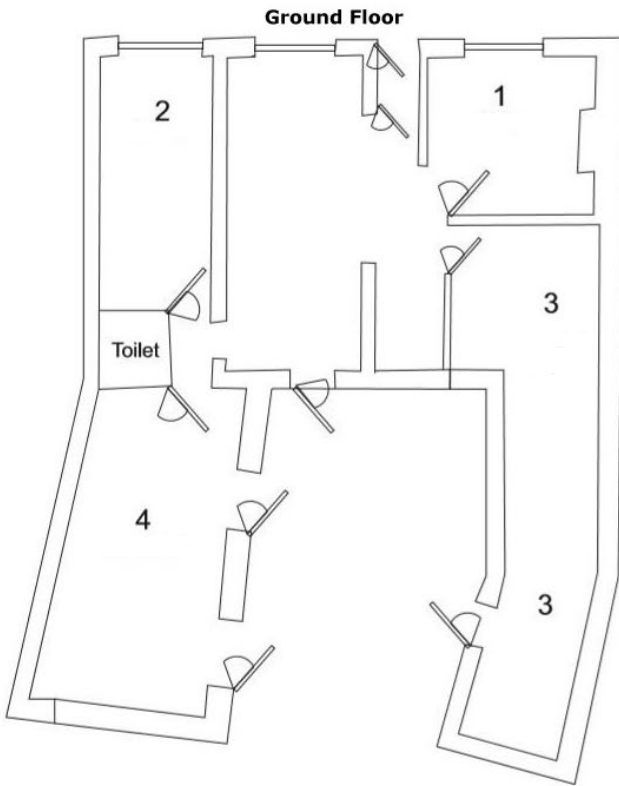
T: +44 028 90316121

F: +44 028 90316120

E: Belfast.property@avisonyoung.com

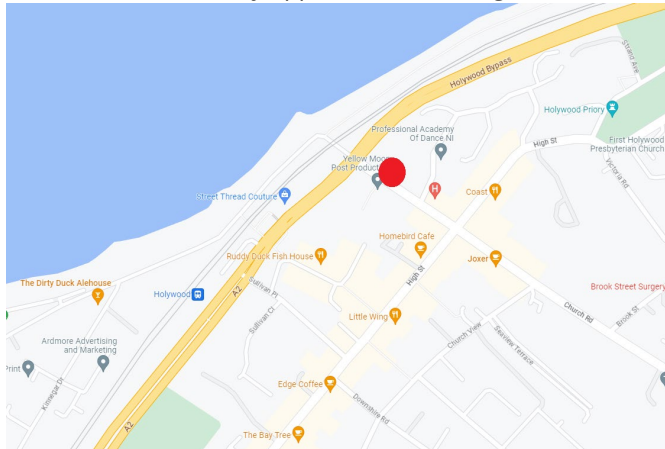
Avisonyoung.com/ni

The Postmasters House, Hollywood



Location

The subject is situated in the centre of Hollywood close to all coffee shops/restaurants and a short distance from the train station. Access to Hibernia cheap car parking (currently £1 x 5 hours) is directly opposite the building.



Description

The Postmasters House offers modern stylish flexible workspace in the heart of Hollywood. The listed building has origins to the early 1700's which has recently undergone a restoration keeping the Victorian style and post office history in the reception area and Postmasters Office, whilst creating a stylish and relaxed working environment throughout the remainder of the building.

The property benefits from a state of the art superfast Wi-Fi and extensive access points in all offices and communal rooms inside to connect direct to the dedicated leased line. Both the Wi-Fi and the wired internet is segmented for added security. There is a sophisticated phone system, offering dedicated numbers, phones, answering machine service, call recording service, voicemail sent to email, virtual office (your line and number will work on your laptop or smartphone anywhere in the world as long as there is internet).

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Availability

Ground Floor

Unit 1	Let	
Unit 2		£650 pcm
Unit 3		£1250 pcm
Unit 4		£1400 pcm

First Floor

Unit 5	Let	
Unit 6	Let	
Unit 7	Let	
Unit 8	3 desks available	£250 pcm each
Unit 9	2 Dedicated Desks	£250 pcm each.

VAT applicable to above rents

Tenure

The property is available on a new lease as follows;

License:

Individual offices subject to a minimum of 1 year.

Dedicated desks subject to 3 month minimum term.

Rent:

rates,

As shown above, fully inclusive of rental, heat, light, cleaning, computer connection costs and use of furnishings.

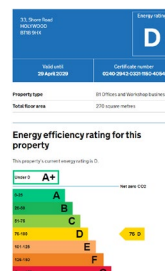
NOTE: No telephone /reception service is provided so this should not be regarded as "fully serviced".

Deposit:

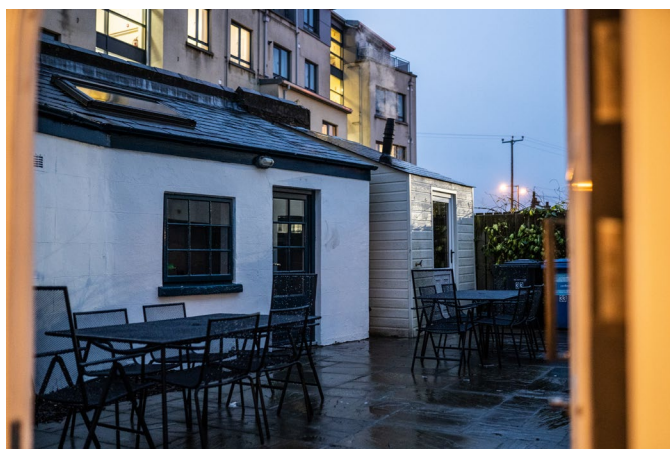
Individual Offices - 2 months + 1 month rent in advance.

Dedicated Desks - 1 months + 1 month rent in advance.

EPC - D76



The Postmasters House, Hollywood



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

To find out more, please contact:

Brian Patterson

+44 (0)28 9031 6121

+44 (0)7767 442999

Brian.Patterson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is centered between two thick, horizontal black bars.