



## 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**

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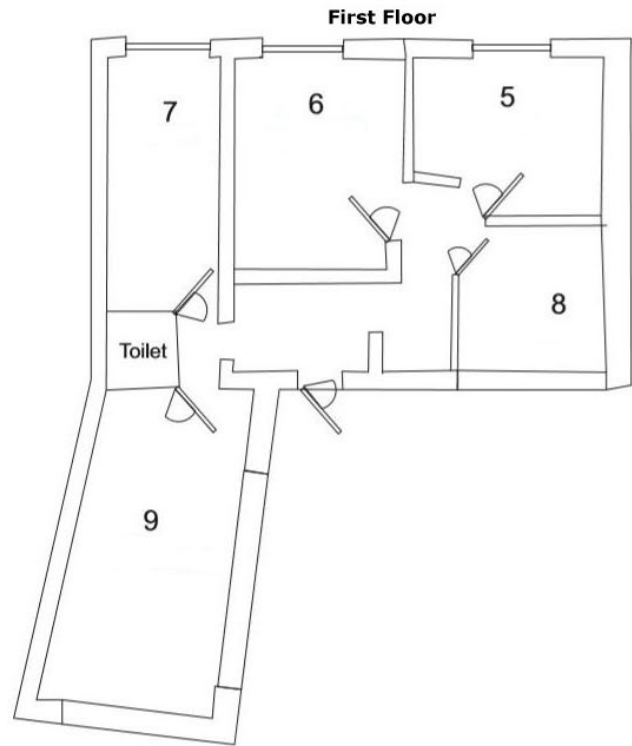
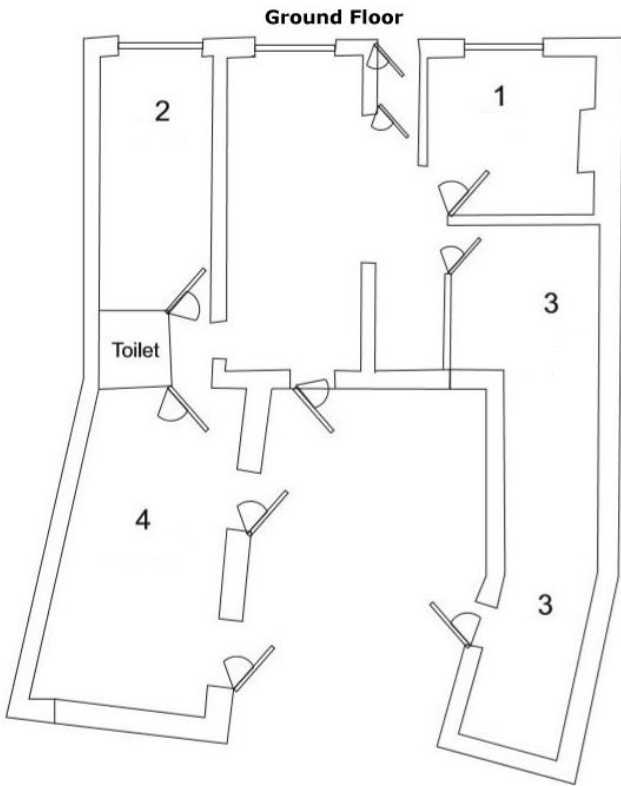
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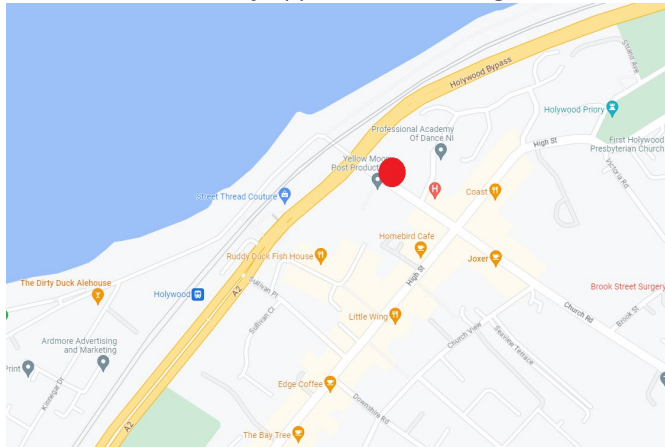
[Avisonyoung.com/ni](http://Avisonyoung.com/ni)

# 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).

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## Availability

### Ground Floor

Unit 1	Let	
Unit 2	Let	
Unit 3	Let	
Unit 4	Available	£1400 pcm

### First Floor

Unit 5	Let	
Unit 6	Let	
Unit 7	Let	
Unit 8	Let	
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.

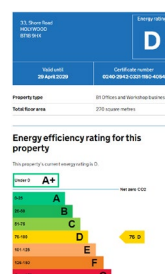
NOTE: No telephone /reception service is provided so this should not be regarded as "fully serviced".

## Deposit:

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

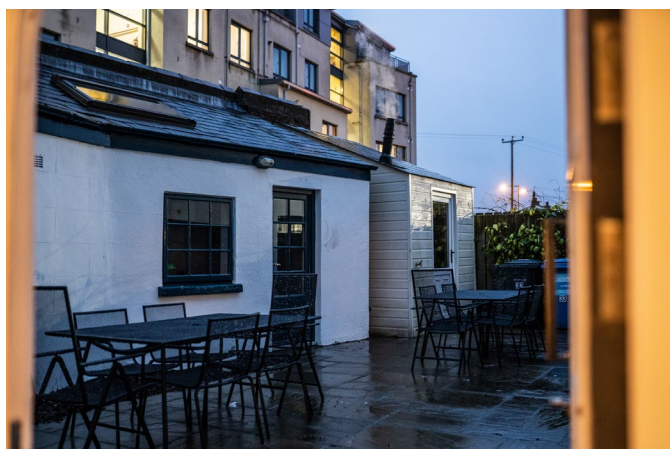
Dedicated Desks - 1 months + 1 month rent in advance.

## EPC - D76





# The Postmasters House, Hollywood



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YOUNG**

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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