

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**FOR SALE**

## Self-Contained Office Building

Unit 2B  
Pavilions Office Park  
Kinnegar Drive  
Holywood  
BT18 9JQ

- Forms part of a purpose-built office park
- Accessible location with on-site car parking
- Accommodation extends to c. 2,452 sq.ft

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: info@mcconnellproperty.com

## LOCATION

The subject property is located in Hollywood, a busy town approximately 5 miles from Belfast City Centre and approximately 3 miles from George Best City Airport.

The property is located a short distance from Hollywood town centre and benefits from excellent public transport links and easy access to the Hollywood By-Pass, M1 and M2 motorway networks.

## DESCRIPTION

A detached, own door office building, which forms part of a purpose-built Office Park. The subject comprises c. 2,452 sq.ft of office accommodation with 9 dedicated parking spaces.

The majority of the space is open plan supplemented with a number of partitioned office / meeting rooms.

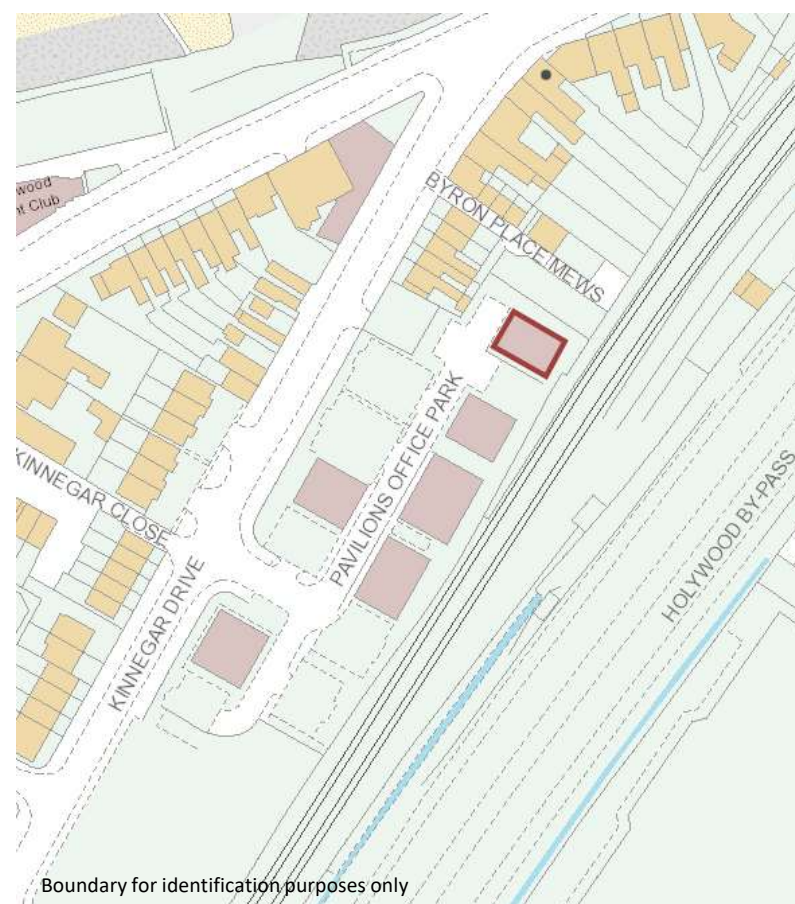
Internally the space has been finished to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting, perimeter trunking and economy 7 heating.

Kitchen facilities are available at both ground and first floors.

Ladies, gents and accessible W.C facilities are located at ground floor.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	1,085	100.8
First	1,367	127
<b>Total Internal Area</b>	<b>c. 2,452</b>	<b>c. 227.8</b>



## TITLE

We have been advised the property is held by way of a long leasehold title. Further information upon request.

## ASKING PRICE

Offers in the region of £300,000 excl.

## STAMP DUTY

Will be the responsibility of the purchaser.

## RATES

NAV: £32,900 (Source: LPS on-line database)

Rate in £ for 2024/25 : 0.568667

Rates payable 2024/25 (approx) : £18,709

Rates payable psf (approx) : £7.63

(Note: prospective purchasers are advised to make their own enquiries in relation to Rates).

## VAT

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

## EPC

The property has an energy rating of D100.

Full Certificates can be made available upon request.

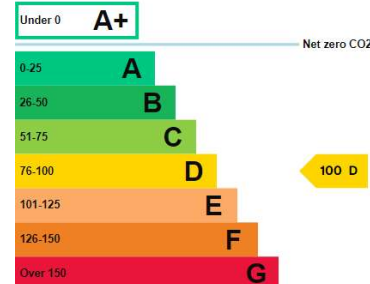
2b Pavilions Office Park HOLYWOOD BT18 9JQ		Energy rating <b>D</b>
Valid until 22 May 2033	Certificate number 7331-4790-9528-7385-3034	

Property type B1 Offices and Workshop businesses

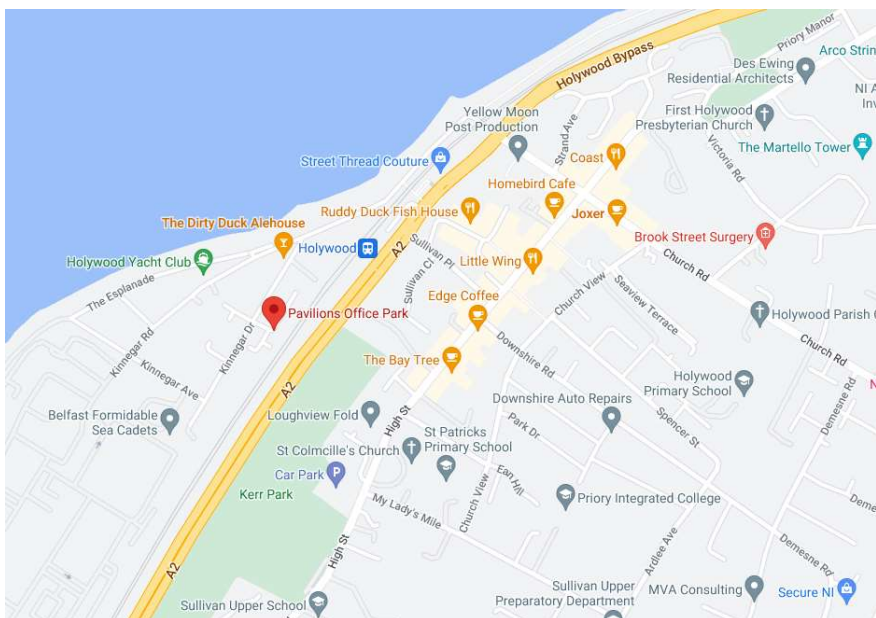
Total floor area 282 square metres

### Energy efficiency rating for this property

This property's current energy rating is D.



## LOCATION



## VIEWING

For further information or to arrange a viewing, please contact:

**McConnell**

 **JLL** Alliance Partner

**Contact:** Greg Henry / Ross Molloy  
**Tel:** 07841 928670 / 07443 085690  
**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com) / [ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

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### 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 five years from when you cease to have a contractual relationship with McConnell Property. 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.

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