

RENT REDUCED

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Serviced Ground Floor Offices c.1,246 sq.ft. (115.8 sq.m.)

Plus Six Car Park Spaces

429 Hollywood Road, Belfast BT4 2LN



This is an iconic, but modern office building situated at the busy junction of Hollywood Road and outer Ring Road, in a highly visual and prominent location close to Tillyburn roundabout.

Whilst situated in this suburban location, the property is only a short drive from Belfast City Airport and the City Centre.

Part of the ground floor of the building is available as a suite of seven offices c.1,246 sq.ft. with 6 car parking spaces included. There is also ample car parking provision in the vicinity.

Shared facilities include a large comfortable reception foyer, modern kitchen plus W.C. accommodation.

The offices would ideally suit many professional users such as lawyers, accountants, architects, solicitors, physiotherapists, health industry etc.

ACCOMMODATION

Large communal open plan reception

Ground Floor Offices c.1,246 sq.ft. (115.8 sq.m.)

Plus shared kitchen and WC's.

TOTAL ACCOMMODATION c.1,246 sq.ft. (115.8 sq.m.)



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



RENT **£3,250 per month plus VAT**

(Utilities included in the above based on c.£550 per month, but to be confirmed based on tenant and usage)

Above rental figure to also include: rates, heat, light, electricity, cleaning of communal areas and building insurance proportion.

(Additional car parking available by negotiation and at an additional charge)

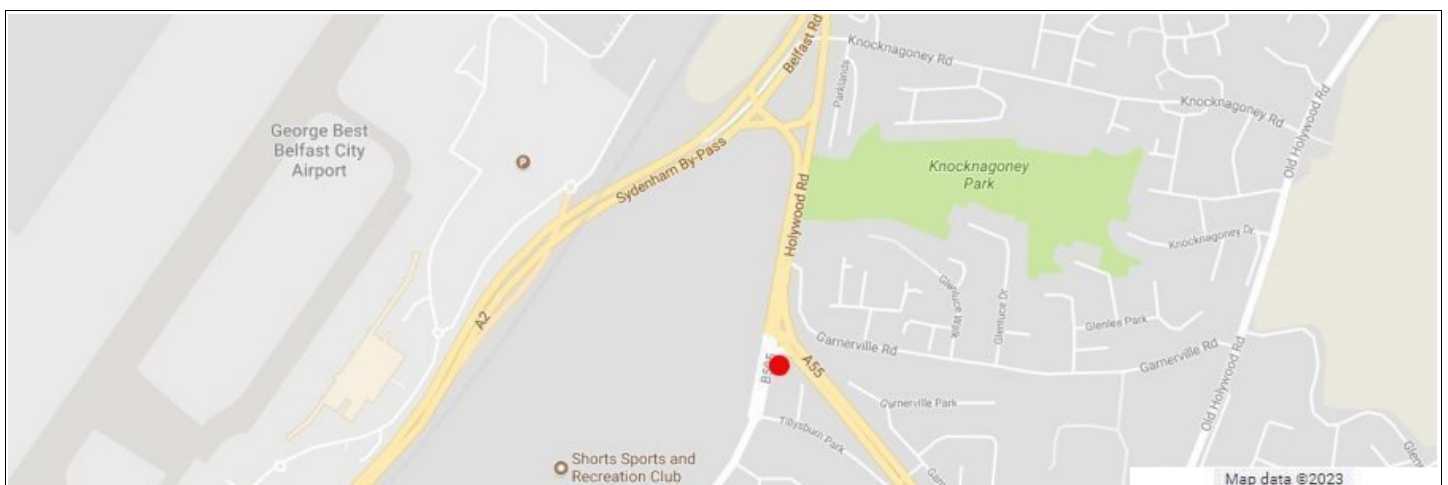
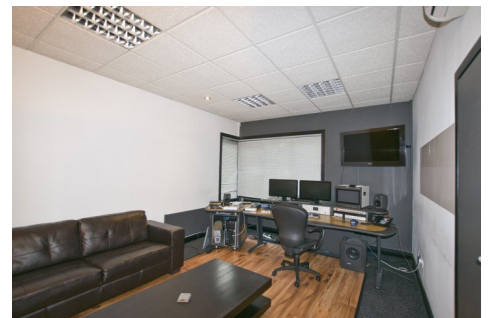
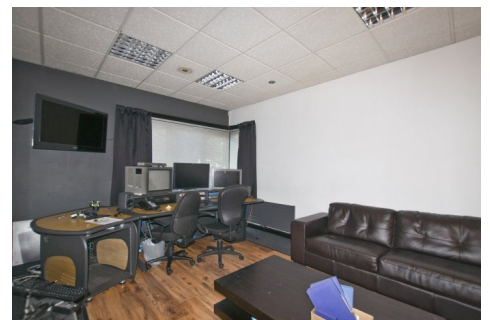
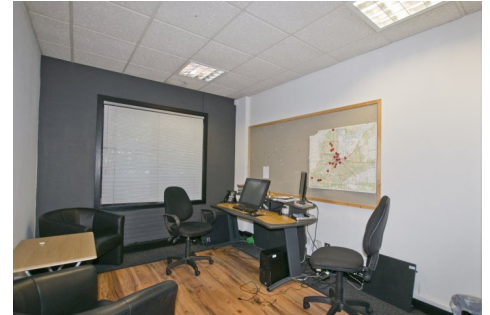
VAT Applicable to above rents

TERM Minimum term 12 months

EPC D-87

ANTI-MONEY LAUNDERING In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

VIEWING By appointment with Sole Agent 028 9131 3830



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