



Suites from  
1,365 ft<sup>2</sup> - 4,715 ft<sup>2</sup>

## To Let High Specification Office Suites

St. Helens Business Park, 130-134 High Street,  
Holywood BT18 9HQ



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

- High specification ground floor office suites
- Central location in Hollywood Town Centre
- Dedicated on-site car parking
- Suites from 1,365 ft<sup>2</sup> – 4,715 ft<sup>2</sup>

## DESCRIPTION

St Helen's Business Park is a prestigious office address at 130-134 High Street in Hollywood Town Centre.

The building provides high specification office suites over three floors, accessed by an impressive entrance foyer with an 8-person passenger lift and automated entrycom system.

The office suites are available on the ground and first floors, with the second floor occupied by Waddell Media.

The accommodation includes dedicated on-site car parking spaces.

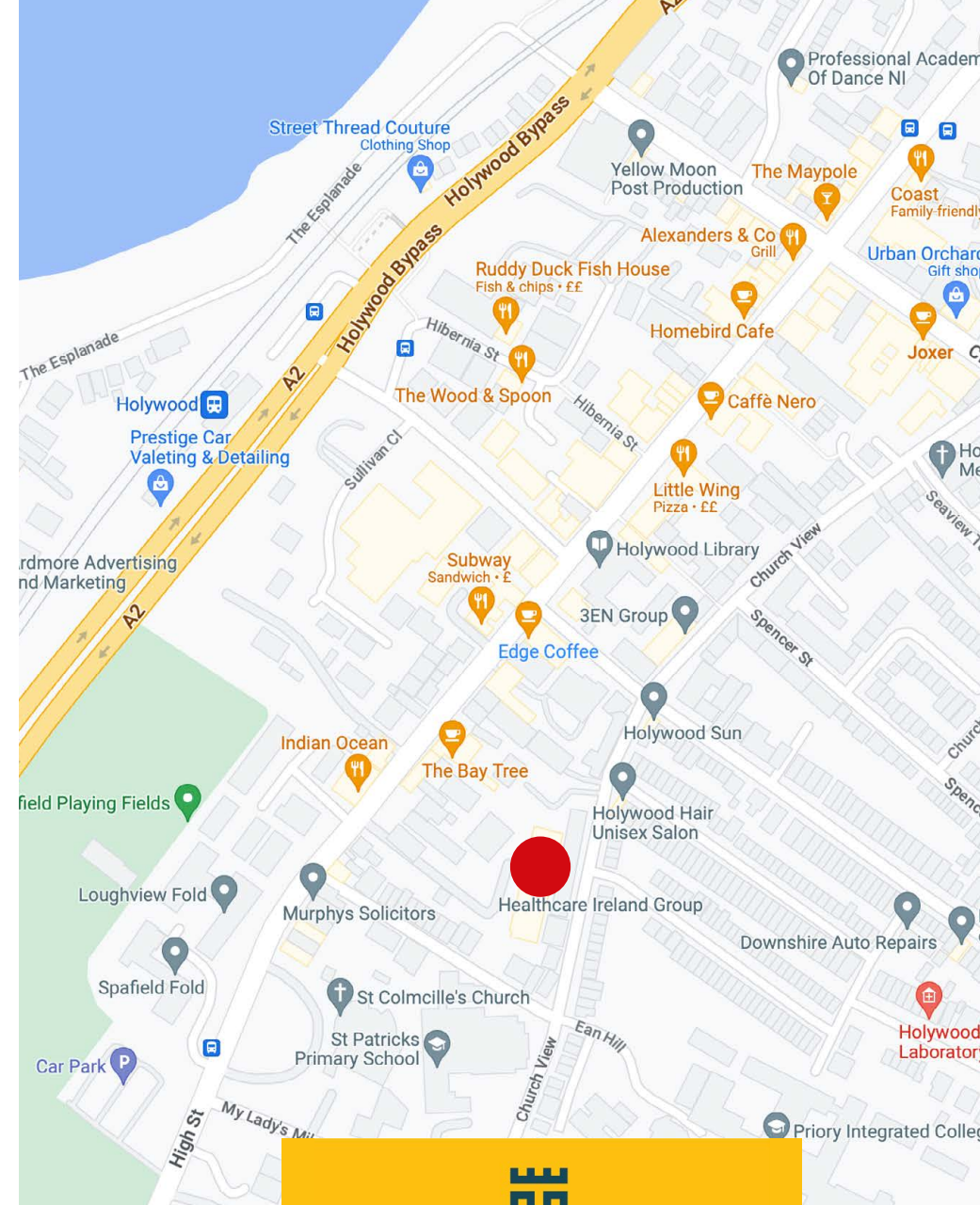
## LOCATION

St Helen's Business Park is located directly off High Street in the centre of Hollywood, Co. Down.

Hollywood is considered an attractive commuter town on the shores of Belfast Lough, located approximately 6 miles east of Belfast City Centre and 2 miles from George Best Belfast City Airport.

The town enjoys excellent communication links due to its strategic location on the A2 Dual Carriageway and serviced by Hollywood stop on the Belfast to Bangor railway line, 0.5 miles from the subject.

Hollywood Town Centre comprises a range of retail and office uses, together with a number of popular restaurants and coffee shops.



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## ACCOMMODATION

Office Building 2 - With spacious entrance foyer, lift and staircase.

Description	Sq M	Sq Ft
<b>Ground Floor</b>		
Suite 1	LET	LET
Suite 2	155.6	1,675
<b>Total Area (Ground Floor)</b>	<b>155.6</b>	<b>1,675</b>
<b>First Floor</b>		
Suite 3	126.8	1,365
Suite 4	155.6	1,675
<b>Total Area (First Floor)</b>	<b>282.40</b>	<b>3,040</b>

## SPECIFICATION

### Main Building

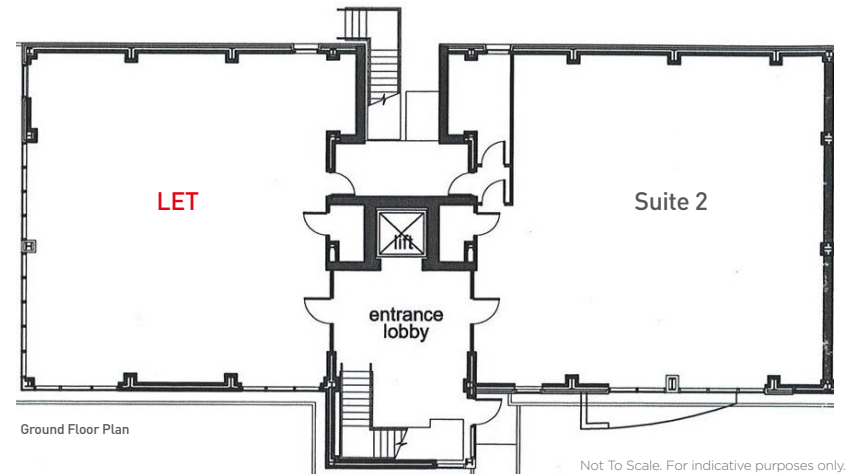
Steel framed building, exterior walls a mixture of red facing brick, smooth cladding finish and curtain walled glazing, profiled aluminium decked roof, galvanised finished to exposed steelwork, wall mounted external lighting with decorative fittings.

### Entrance Foyer

Impressive entrance foyer with Thyssen Krupp 8-person passenger lift and automated entrycom system.

### Office Suites

Raised access floors with carpet tiled finish, suspended ceilings incorporating low energy lighting, smooth plastered and painted walls, aluminium framed double glazed windows, air cooling and heating system providing fully automatic independent room temperature control with high efficiency and low running costs.



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## LEASE DETAILS

Term	Negotiable, subject to a minimum of 5 years
Rent	Suite 3 - £18,750 pa, exclusive of VAT and rates, per suite. Suites 2 & 4 - £21,500 pa, exclusive of VAT and rates, per suite.
Rent Reviews	5 yearly upwards only rent reviews
Repairs & Insurance	The tenants will be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlords.
Service Charge	Levied to cover a fair proportion of the cost of external repairs, maintenance and cleaning of communal areas, management fees and any other reasonable outgoings of the Landlord.

## RATES INFORMATION

Floor	Est. NAV	Est. Rates Payable
Suite 2	£25,285	£13,697.89
Suite 3	£18,132	£9,822
Suite 4	£22,251	£12,053

Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals will be subject to VAT.



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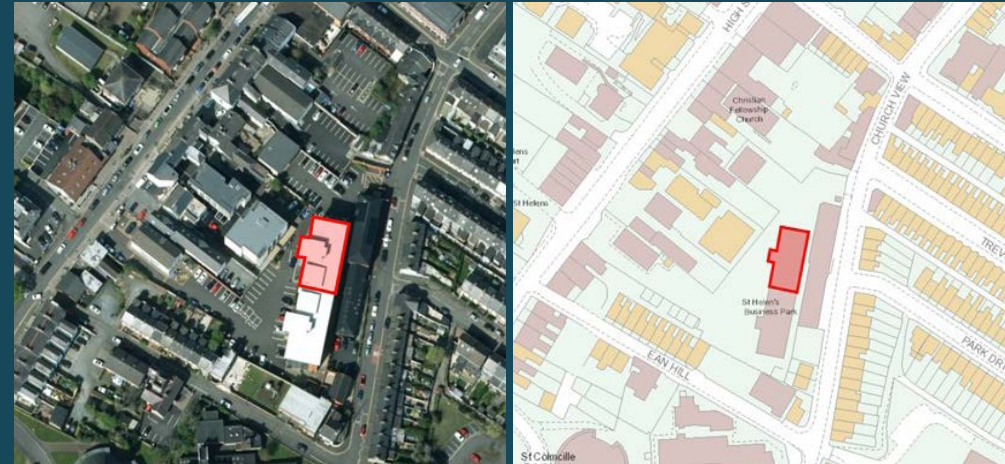
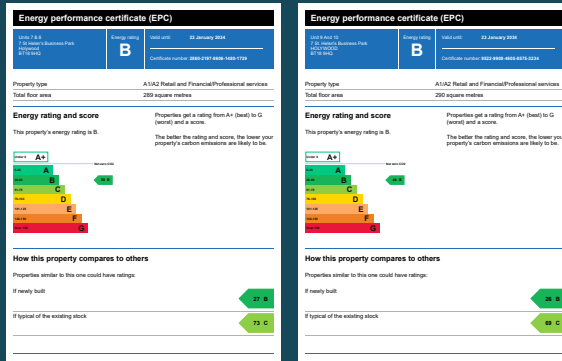
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## EPC



Not To Scale. For indicative purposes only.

## CONTACT

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