

# To Let

First Floor Office Suite  
The Studios, 89B Holywood Road, Belfast, BT4 3BD



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# To Let The Studios, 89B Hollywood Road, Belfast, BT4 3BD



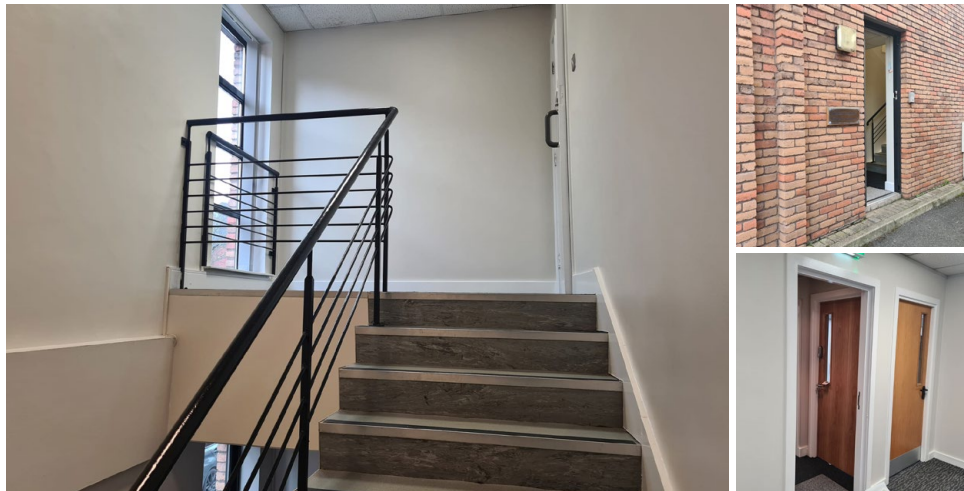
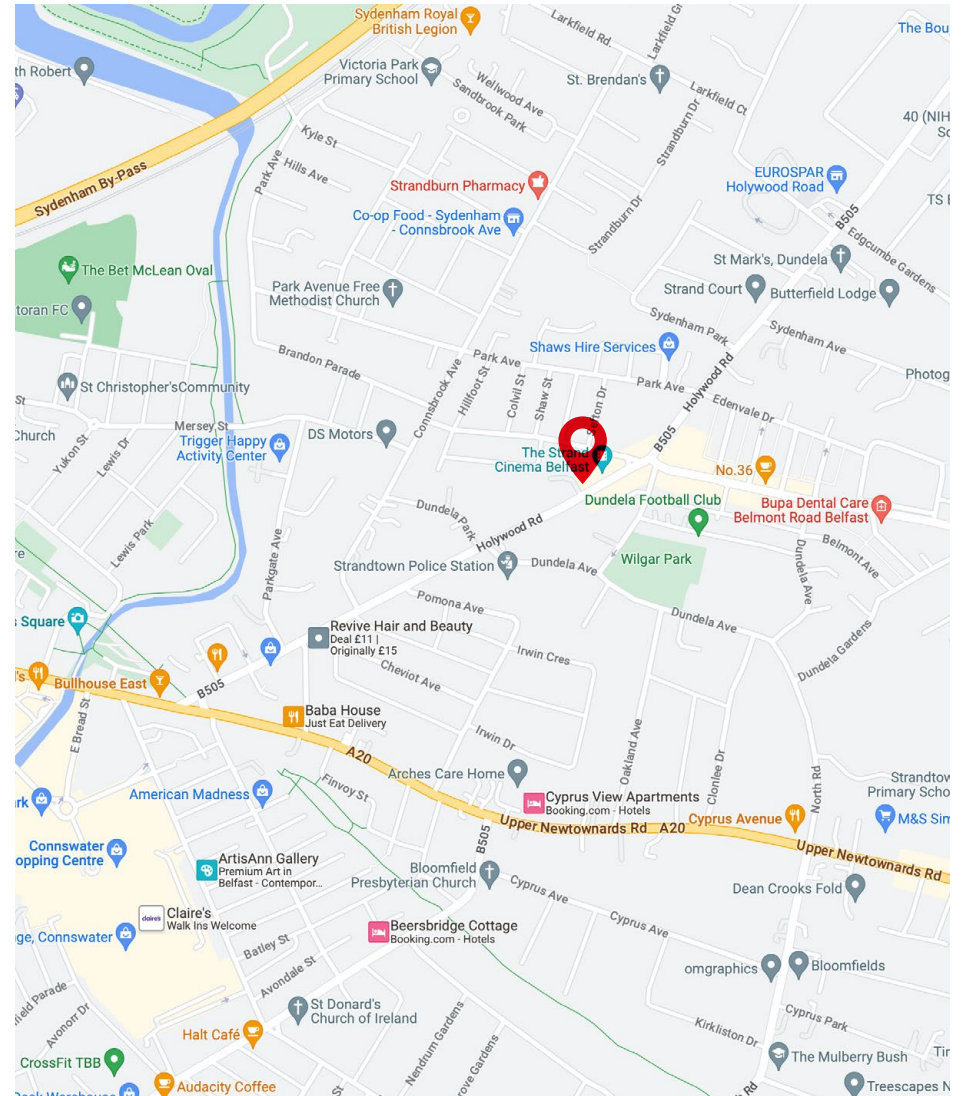
## Property Highlights

- First floor office suite
- Secured office park
- Immediately available
- 3 no. on-site car parking spaces

## Location

The subject is located on the Hollywood Road, opposite Connsbrook Avenue. Hollywood Road is an arterial route through east Belfast linking Newtownards Road to Belmont Road and the Outer Ring.

The area comprises a range of commercial uses surrounded by densely populated residential dwellings. Occupiers in the park include Macauley & Ritchie Solicitors, Taylor Patterson Surveyors, Part Three Digital and The Aesthetic Studio. Occupiers in close proximity are Jobs & Benefits Office, Mackenzie & Dorman Solicitors, JCP Consulting.



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## Description

The property comprises a first floor office suite fitted to a good specification to include carpet floor covering, suspended ceiling with recess lighting, perimeter trunking, gas fired heating and a door entry system.

The space comprises of a reception open plan area, 2 cellular offices, kitchenette and WC.

## Accommodation

The internal internal areas (NIA) of the premises are as follows:

Description	Sq M	Sq F
First Floor Office	87.4	941

## Rates

The First Floor suite has been assessed by the LPS as follows:

Net Annual Value:	£11,800.00
Rate in the Pound 2022/23:	0.5722
Estimated Rates Payable:	£6,752.21

## Lease

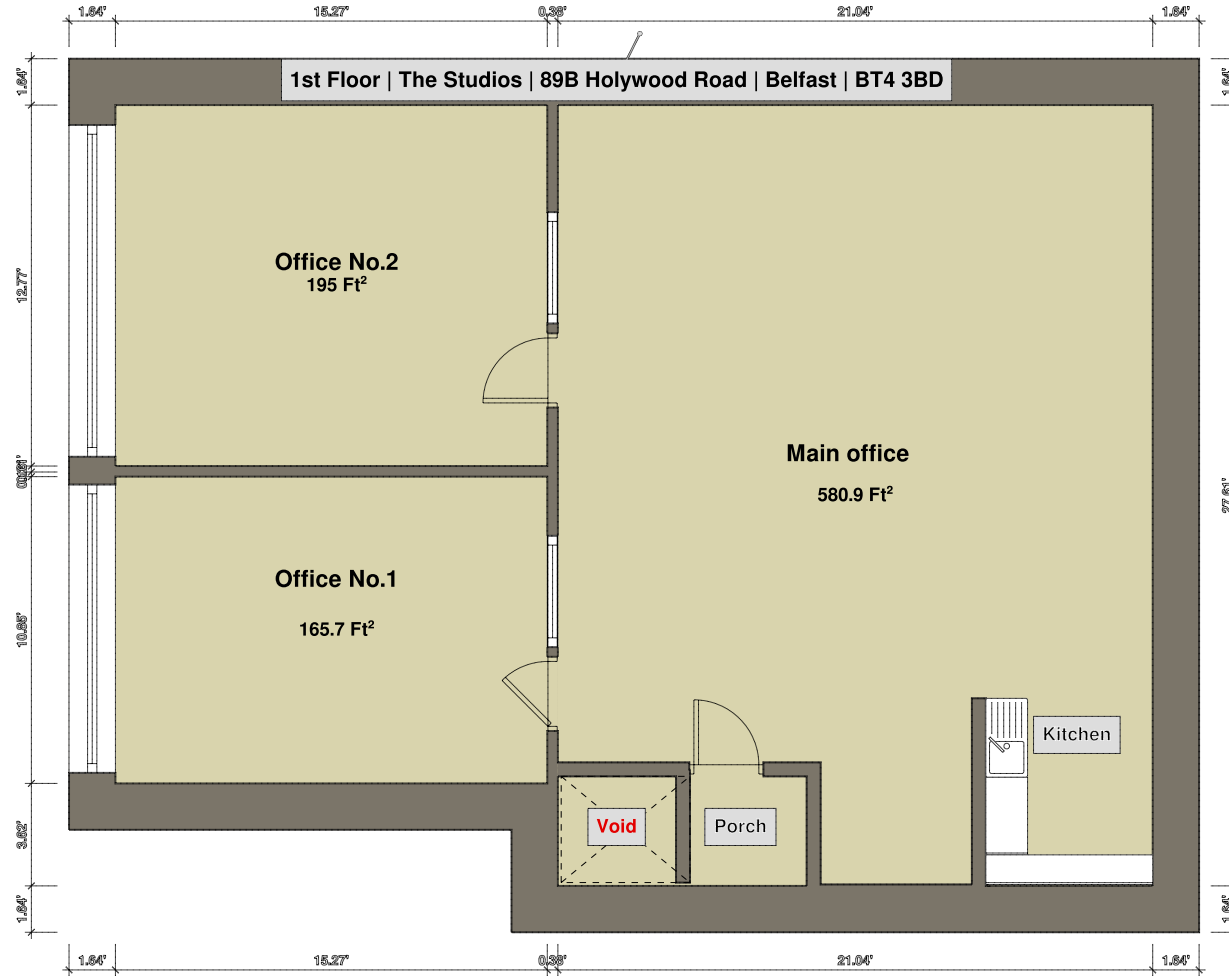
Term:	Negotiable
Rent:	£10,000 per annum
Repairs / Insurance:	Tenant responsible for internal repairs. Tenant to reimburse the landlord for the insurance apportionment. (£377 p.a approx.).

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



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## First Floor Plan

Not To Scale. For indicative purposes only.

EPC

Awaiting EPC

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