

TO LET

Excellent Ground Floor Office Suite c.1,840 sq.ft. plus 5 Car Park Spaces
Strand House, 102 Holywood Road, Belfast BT4 1NU



LOCATION

Stand House is located on the Holywood road in East Belfast. Holywood Road is a main arterial route linking the Newtownards Road to the Belmont Road and Outer Ring. The Immediate area comprises a range of commercial uses. Strand House is a short walk from the junction with the Newtownards Road and benefits from a range of sustainable transport options to include the Metro bus service, the Glider and the Connswater and Comber Greenways. The property is 2 miles east of Belfast city centre with Belfast City Airport also within a 10 minute drive.



DESCRIPTION

This ground floor office suite is well finished to include plastered and painted walls, some recessed LED lighting, solid floor overlaid with vinyl and tiles, gas central heating with some feature radiators plus lift access. This is an adaptable space providing open plan, private offices and meeting rooms, kitchen plus disabled access WC, along with additional communal WCs. Five dedicated car park spaces to the front and rear are also included.



ACCOMMODATION

Ground Floor Office Suite c.1,840 sq.ft. (171 sq.m.)
plus Five Dedicated Car Park Spaces

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

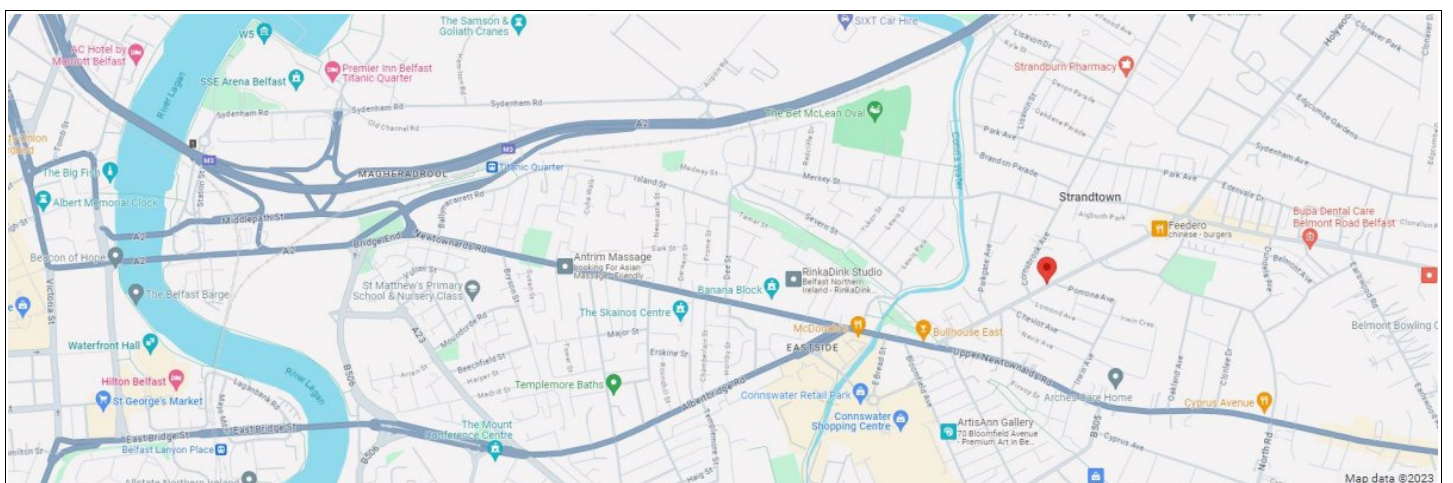
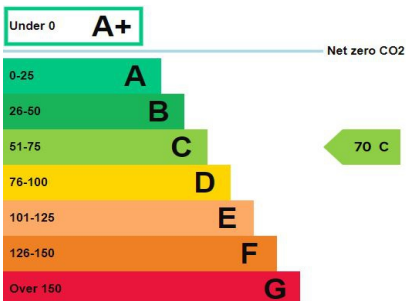
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LEASE DETAILS

RENT	£21,000 per annum excl.
TERM	Minimum Three Years
REPAIRS/INSURANCE	Full Internal Repairing and Insuring lease plus service charge.
SERVICE CHARGE	£4,465 p.a. excl. to include lift maintenance, maintenance and upkeep of external and communal areas etc.
RATES	NAV £20,200 (split as two suites of £16,700 and £3,500) Rates payable 2023/24 (including SBRR) £11,060
VAT	Prices quoted are exclusive of VAT, which may be chargeable.
EPC	C-70
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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