

McConnell



028 90 205 900
mcconnellproperty.com

FOR SALE / TO LET



Excellent Office Building

**Unit 5
Pavilions Office Park
Kinnegar Drive
Holywood
BT18 9JQ**

- Accommodation extends to c. 3,495 sq.ft
- Generous on-site car parking
- Highly accessible location

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

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LOCATION

The subject property is located in Holywood, 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 Holywood town centre and benefits from excellent public transport links and easy access to the Sydenham By-Pass and M1 and M2 motorway networks.

DESCRIPTION

A highly prominent own door office building which forms part of a purpose built Business Park. The subject comprises c. 3,495 sq.ft modern office accommodation with 15 dedicated parking spaces.

The majority of the space is open plan with a private meeting room located on both ground and first floors.

Internally the space has been finished to a good standard throughout to include plastered and painted walls, suspended ceilings with recessed lighting, carpet floor covering and perimeter trunking.

Kitchen and W.C facilities are contained within.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	1,667	154.87
First	1,828	169.83
Total Internal Area	c. 3,495	c. 324.7



TITLE

Assumed freehold or long leasehold.

ASKING PRICE

Seeking offers in the region of £400,000 excl.

LEASE TERMS

- Rent: £45,000 p.a + VAT.
- Term: Negotiable subject to periodic upward only rent reviews.
- Repairs: Full repairing and insuring terms.
- Service Chg: Tenant responsible for Service Charge in respect of upkeep of carpark and common areas, management etc.

RATES

NAV: £46,900 (Source: LPS on-line database)

Rate in £ for 2024/25 : 0.568667

Rates payable 2024/25 (approx) : £26,670.48

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

VAT

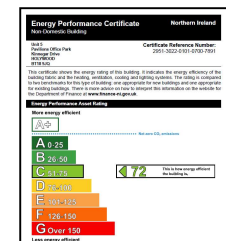
All prices and outgoings stated are exclusive of VAT, which is chargeable.



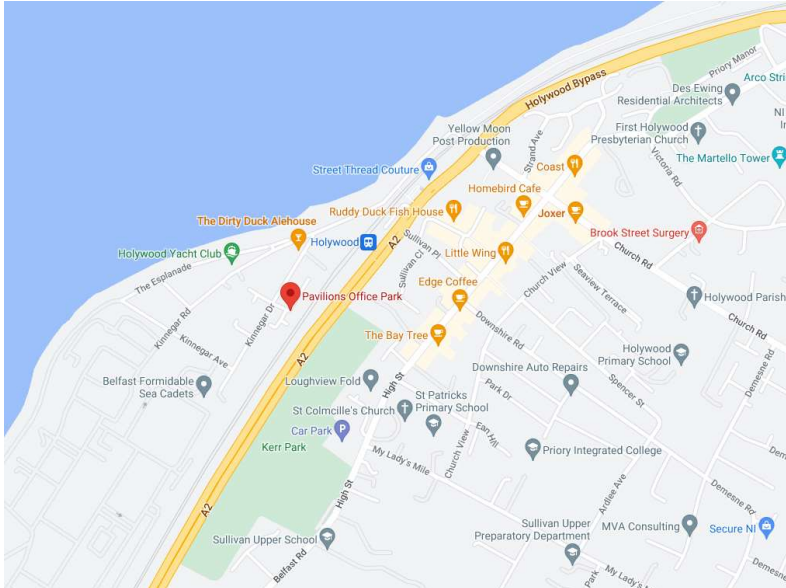
EPC

The property has an energy rating of C72.

Full Certificates can be made available upon request.



LOCATION



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/ukxi/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.

VIEWING

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

McConnell



Contact: Greg Henry / Ross Molloy

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Email: greg.henry@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

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