



RHM
Commercial

TO LET

HI-SPEC OFFICE
ACCOMMODATION

67-69 CHURCH VIEW
HOLLYWOOD
BT18 9LN



67-69 CHURCHVIEW HOLYWOOD BT18 9LN

- Modern high specification two storey office building
- Gas fired underfloor heating & air conditioning
- Fully furnished
- Total Floor area 203.3 sq m (2,189 sq ft)
- Available as a whole building or on a floor by floor basis
- Kitchen facilities on each floor
- Shower facilities
- Low energy sensor lighting
- Six on-site car parking spaces
- Located in Holywood town centre



DESCRIPTION

Modern furnished hi-spec two storey office building in Holywood town centre.

Finished with gas fired underfloor heating, air conditioning, low energy sensor lighting and benefiting from six dedicated parking spaces.

ACCOMMODATION



LOCATION

Located off Church View in Holywood town centre, 5 miles from Belfast City Centre and 2 miles from Belfast City Airport.

Holywood Railway Station is a short 6 minutes walk.

Click [here](#) for Streetview link.

Floor	Sq M	Sq Ft
Ground	103.4	1,113
Reception, 3 offices, 2 stores, kitchen and toilets with shower		
First	99.9	1,076
4 offices, store, kitchen area, toilet accommodation		
Total Area	203.3	2,189

67-69 Church View
Holywood
BT18 9LN

67-69 Church View
Holywood
BT18 9LN

LEASE DETAILS

Term:	Negotiable
Rent:	£30,000 per annum plus VAT
Rent Reviews:	5 yearly upwards only
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium.
Service Charge:	The tenants will be responsible for a service charge to cover the maintenance, repair and management of the external common areas of the business park.
VAT:	All outgoings and rentals will be subject to VAT.



RATES

NAV:	£31,000
Estimated Rates Payable:	£17,629 for 2024/25 rates year

EPC

Energy Rating:	C
Certificate Number:	9627-3033-0965-0100-9325



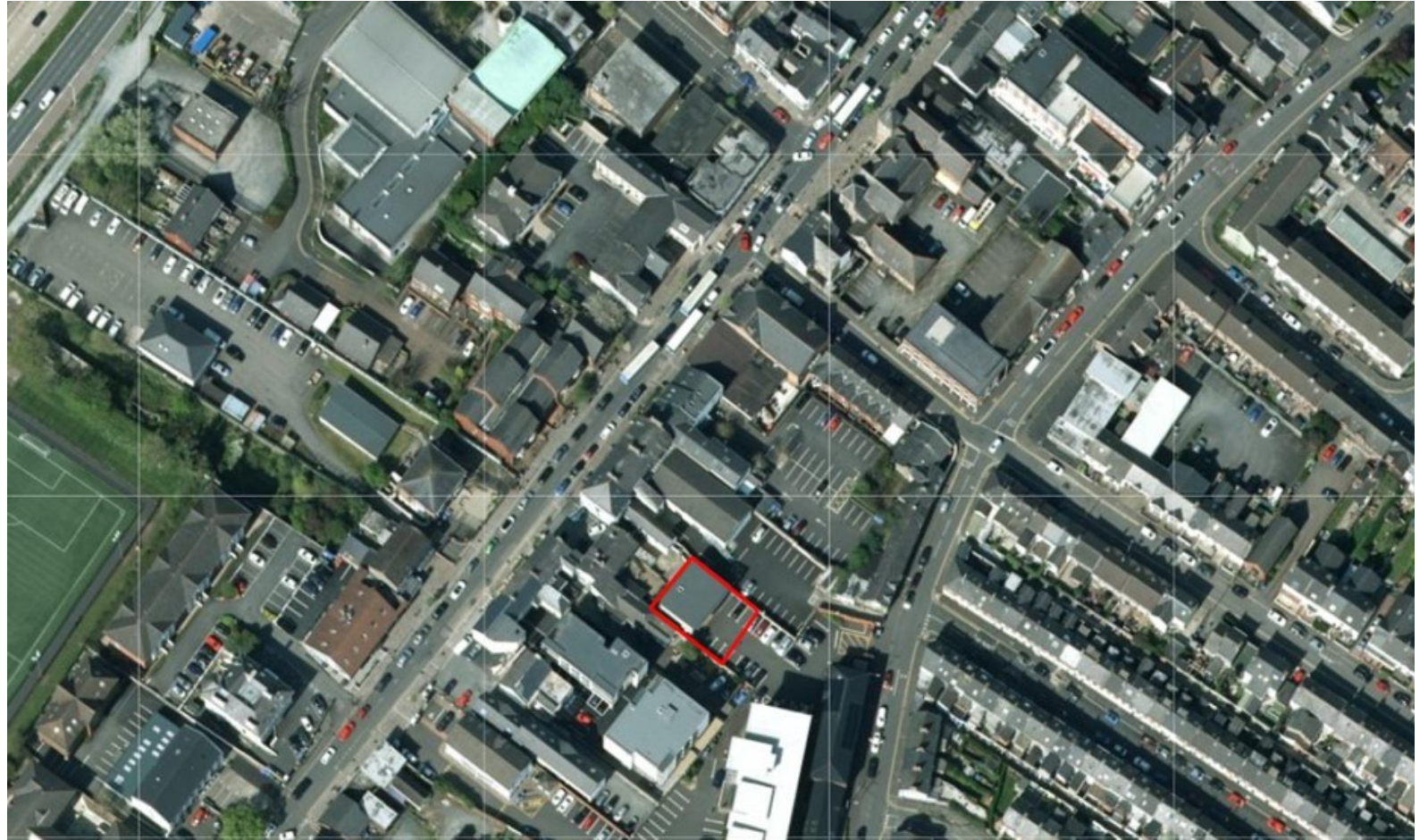
RHM
Commercial

CONTACT

For further information or to arrange a viewing
please contact:

Paul Ritchie
paul@rhmcommercial.com
07977411234

www.rhmcommercial.com



Conditions under which these particulars are issued All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Please be advised that the Partners of RHM Commercial have a personal interest in the premises.