



Detached Office Building To Let

Unit 1, 405 Hollywood Road, Belfast, BT4 2GU

Get more information

Avison Young

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Excellent self-contained office building



Located in a small complex fronting Hollywood Road



11 Dedicated car parking spaces



Ideally located for Belfast City Centre/George Best City Airport and the provinces motorway network

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Location

The property is located approximately 3 miles from Belfast City Centre via the Sydenham By-pass, one of Belfast's primary arterial routes and which also provides access to the George Best Belfast City Airport approximately 1 mile away.

Description

The property comprises a detached and self-contained two storey office building finished to an excellent standard to include gas fired central heating, 3 compartment perimeter trunking, carpet tiling and fluorescent lighting throughout.

The ground floor provides for reception area, large meeting room, store room together with kitchen and WC's including disabled. The first floor is open plan with one meeting room.

Accommodation

The property has the following approximate Net Internal Floor Area measured in accordance with the RICS Code of Measuring Practice, 6th Edition.

| Description | Sq Ft | Sq M |
|------------------|--------------|---------------|
| Ground Floor | 905 | 84.08 |
| First Floor | 975 | 90.58 |
| Total NIA | 1,880 | 174.66 |

Tenure

The property is available on a new lease as follows;

Term: To be agreed.
Rent: £26,500 pax.
Repairs: Tenant responsible for external and internal repairs.
Insurance: Tenant responsible for a fair proportion of the Landlord's insurance for the property. Details available upon request.

Car Parking

11 dedicated car spaces included in the rent above.

NAV

NAV: = £22,000
 Rate in £: = 0.599362
 Rates Payable 2024/2025: = £13,185.96

Legal Costs

Each party to be responsible for their own legal costs.

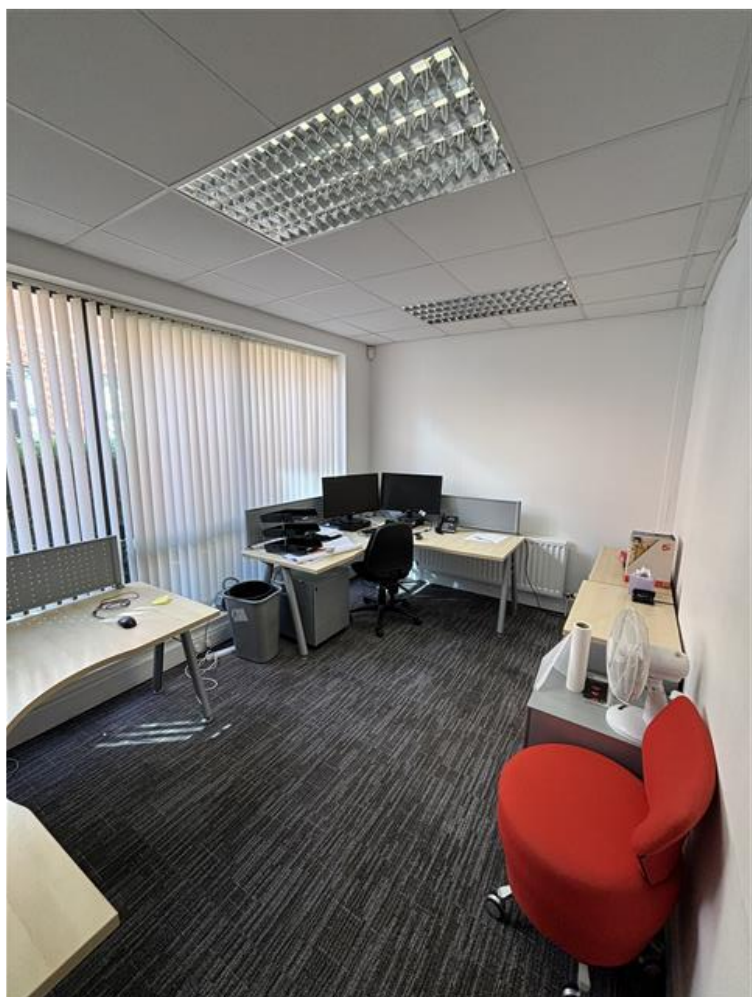
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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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