

TO LET

Excellent Ground Floor Office Suite (with 2 car parking spaces)
Suite 1, Innis House, Innis Court, Holywood BT18 9HF



The property is situated in a Courtyard setting off Holywood High Street, a short stroll from coffee shops, restaurants, large free surface car park and train station.

This ground floor office is primarily finished to include solid floor overlaid with a mixture of carpet and laminate wood, plastered and painted walls, suspended ceiling with recessed lighting, wall mounted electric heaters plus alarm system.

The space is presently divided to provide a spacious General Office and large private office to rear, with front door and side door access with kitchenette and two WC's.

Two dedicated car parking spaces are included.

ACCOMMODATION

Office Suite c.517 sq.ft. (48 sq.m.)

Small Kitchenette
plus WC and disabled access WC

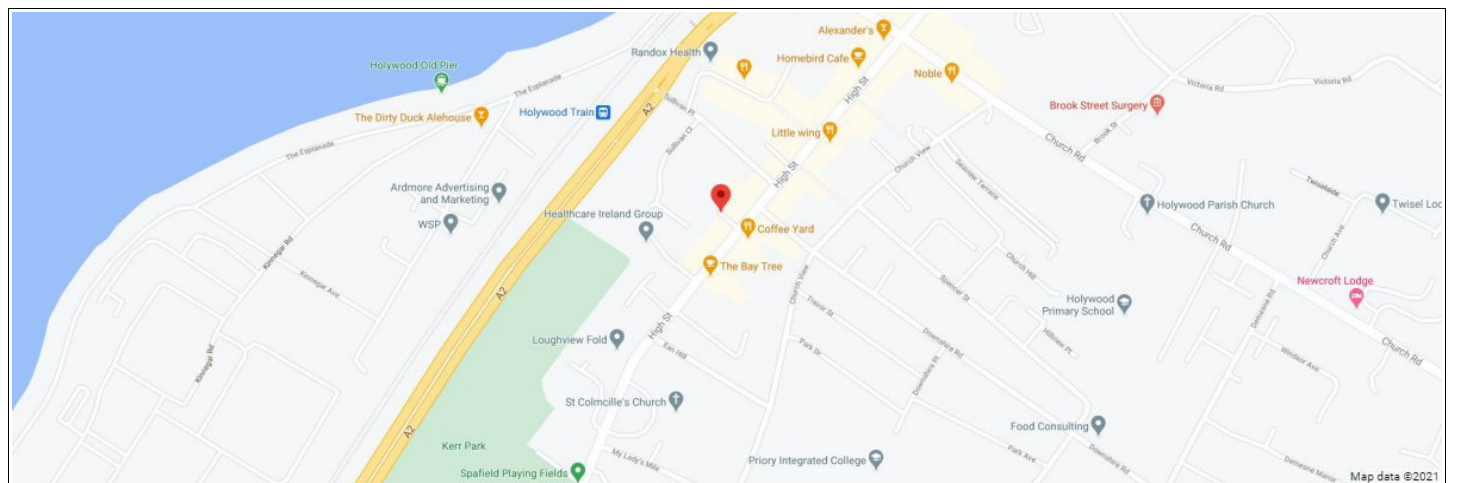
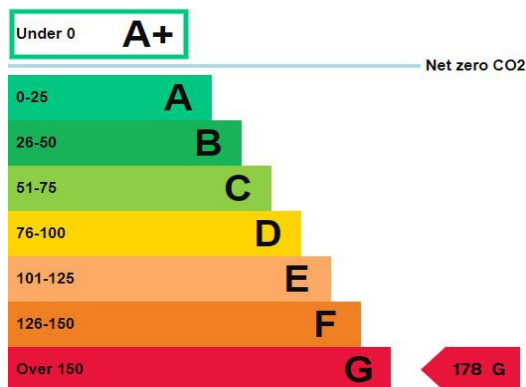
RENT £8,500 per annum excl.



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

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VAT	VAT is chargeable on rent and outgoings.	
LEASE	Minimum 3 years.	
REPAIRS	Tenant responsible for interior repair and decoration plus contribution towards cleaning and decoration of common areas along with maintenance/cleaning of car park as required.	
INSURANCE	Tenant responsible with refunding Landlord a proportionate cost of buildings insurance.	
RATES	NAV	£7,500
	Rates payable 2024/25 (with SBRR)	£3,199
EPC	G-178	
VIEWING	By appointment with Sole Agent	028 9131 3830



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