

TO LET

Second Floor Office Suite c.800 sq.ft. (74.6 sq.m.)
39 Church Road/Ib Church View, Holywood BT18 9BU



LOCATION

This is an excellent second floor office suite, located on the corner of Church View and Church Road in the affluent County Down town of Holywood and directly opposite a large surface carpark. Neighbouring occupiers include Tesco, Urban Orchard, LuLu Blu, SPM Dawson Whyte, S Clarke Consulting and Message Pad.

DESCRIPTION

Office suite in four rooms, offering well appointed accommodation in a town centre location. It is accessed via a communal entrance and lobby. It is finished to include upvc windows, carpeted flooring, plastered and painted or wallpapered walls and gas central heating. It would suite a wide variety of office users.



ACCOMMODATION

Office Suite c.800 sq.ft. (74.6 sq.m.)
Plus WC

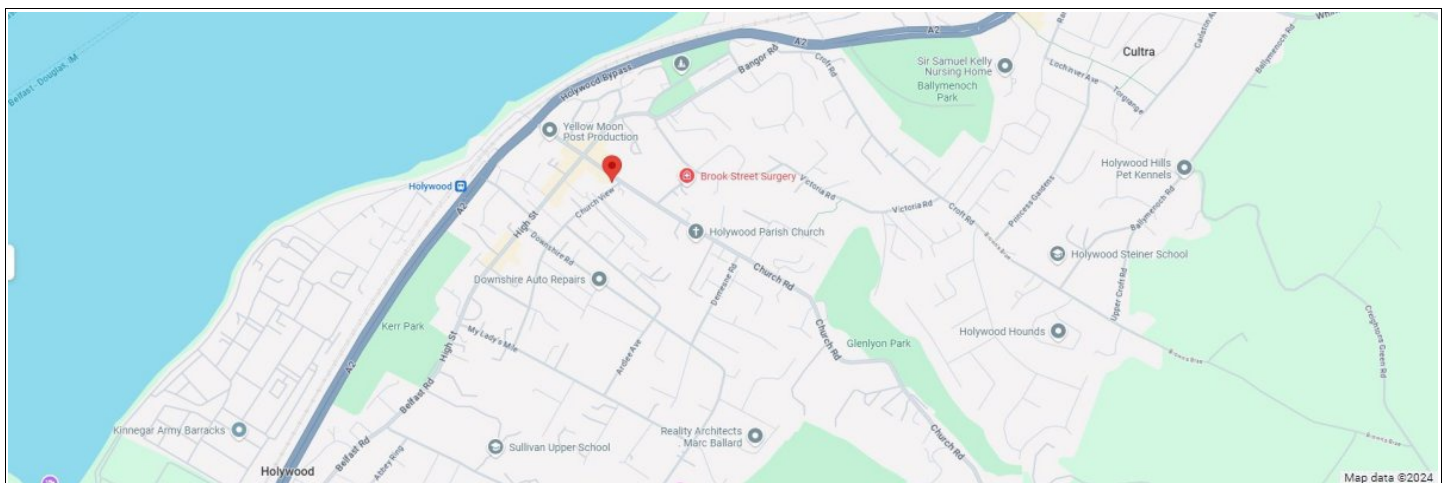
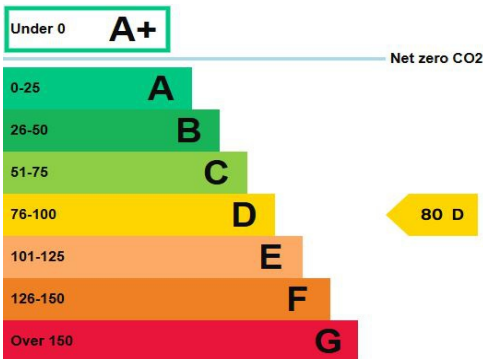
TOTAL c.800 sq.ft. (74.6 sq.m.)

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

TERM	Minimum three years	
RENT	£7,000 per annum excl.	
REPAIRS / INSURANCE	Full Internal Repairing and Insuring basis plus proportion of building insurance.	
VAT	Rental quoted is exclusive of VAT, which may be chargeable.	
RATES	NAV	£5,400
	Rates payable 2024/25	£2,456
	Prospective tenants are advised to make their own enquiries.	
EPC	D-80	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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