



To Let (Hi-Spec Detached Office Building c. 2,190 sq ft)

67-69 Church View, Holywood, BT18 9LN

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Location

Hollywood is an attractive commuter town situated approximately 6 miles east of Belfast City Centre between the Hollywood Hills and the Southern Shores of Belfast Lough. Boasting an array of great restaurants and coffee shops, along with established art galleries and craft shops, Hollywood is widely regarded as one of North Down's most prestigious and desirable locations.

The town benefits from excellent communication links being situated along the main A2 dual carriageway and the Belfast-Bangor railway line, the Belfast City Airport is also within close proximity.

The property was built as part of St. Helens Business Park but accessed from Church View. Hollywood is convenient to Belfast City airport and benefits from a train station for easy access to Belfast City Centre.

The offices are a short walk to the bustling High Street with its array of coffee shops, shops and restaurants.



Features

- Modern stylish office building.
- Located in Hollywood town centre.
- Gas-fired underfloor heating and air-conditioning.
- Six dedicated car parking spaces.
- EPC Rating : C

Avison Young | 67-69 Church View, Hollywood – To Let

Description

The property comprises a modern two storey detached office building with dedicated parking.

Gas fired central heating and air conditioning are provided along with low energy sensory lighting.

Total floor area is approx. 2190 sq.ft. and kitchen facilities are present on each floor. Consideration will be given to letting on a floor by floor basis if required.

Currently substantially furnished for early occupation if required.

Accommodation

The property provides the following approximate gross internal areas:-

Description	Sq.m.	Sq.ft.
Ground Floor		
Reception, 3 offices, 2 stores, kitchen and w.c.'s with shower	103.4	1,113
First Floor		
4 Offices, store, kitchen area, w.c.	99.9	1,076
	203.3	2,189

Lease Terms

Term: Negotiable.

Rent: £30,000 pax.

Rent Review: 5 yearly upwards only.

Repairs: The tenants will be responsible for repairs to the premises and the building insurance premium.

S/C: 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.

Rates

NAV: £31,000

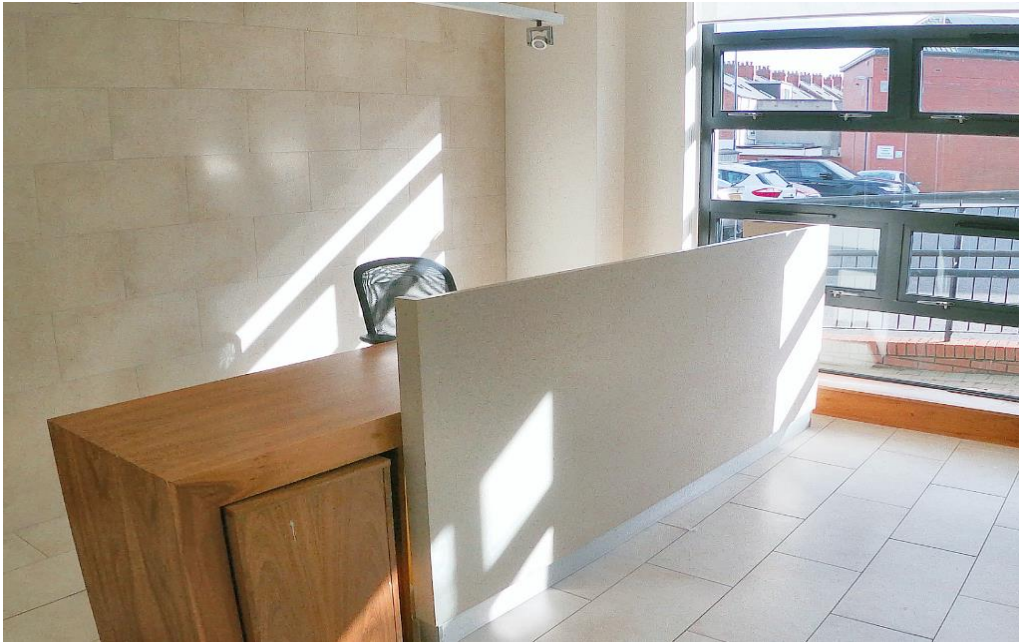
Rate £ 23/24: £0.54174

Payable: £16,794

VAT

All prices and rental quoted are exclusive of, but may be subject to VAT.

Photo Gallery



For further information please contact:

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