

# TO LET

## Spacious Offices

5A Ballynahinch Street, Hillsborough BT26 6AW



**Don't judge a book by its cover!**

**Sitting behind this unprepossessing frontage is a superbly modernised, bright and spacious office suite of some 1,356 sq.ft. Located in the heart of the village close to the public car park, these offices will suit the growing business.**

### SIZE

Superb open plan office suite, with separate entrance from the street, and including:

Reception/Offices	1,236 sq.ft.	(114.8 sq.m.)
Store	44 sq.ft.	(4.1 sq.m.)
Kitchen	76 sq.ft.	(7.1 sq.m.)



**PRICE**                      **Offers in the region of £10,500 per annum**

**VAT**                              May be applicable to the above

**LEASE**                        By negotiation subject to a minimum of 4 years

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial & Professional Services Limited. NI 618492  
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPS or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

OTHER	Tenant responsible for payment of a proportionate cost of buildings insurance and external maintenance.	
RATES	NAV	£12,500
	Rates payable 2016/2017	£6,665.20
EPC	E-120	
VIEWING	By appointment with sole agents	028 9042 4747



### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

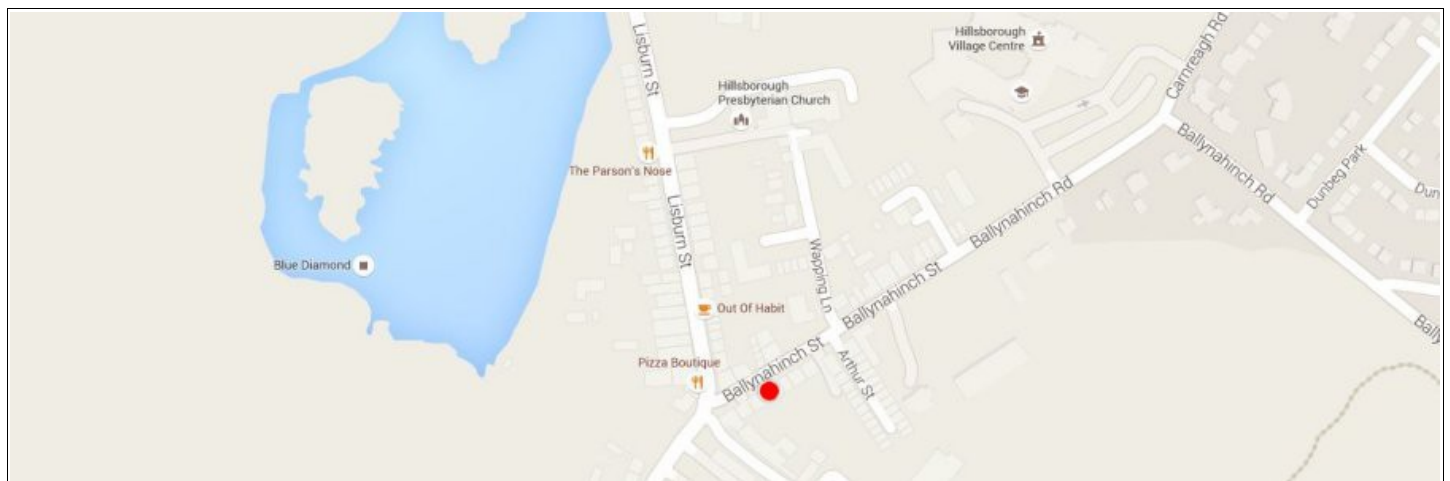
E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 120 This is how energy efficient the building is.



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