

# TO LET

**Serviced Ground Floor Offices**  
**429 Holywood Road, Belfast BT4 2LN**



**This is an iconic, but modern office building situated at the junction of Holywood Road and the outer Ring Road in a highly visual and prominent location.**

**Whilst situated in this suburban location the property is only a short distance from Belfast City Airport and an easy 5 minute journey to the City Centre.**

**The ground floor of the building is to be sub-let, on short term leases as individual offices or a suite of offices up to 900 sq.ft. Furthermore car parking within this complex is available and included on the basis of one space per office.**

**Shared facilities include a large comfortable reception foyer, modern kitchen and W.C. accommodation.**



## RENTS

Office 6 :	Large 2 person office	197 sq.ft.	£600 / month
Office 7 :	Large 2 person office	213 sq.ft.	£600 / month
Office 8 :	3 person office	319 sq.ft.	£750 / month
Office 9 :	2 person office & strong room	180 sq.ft.	£600 / month

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

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

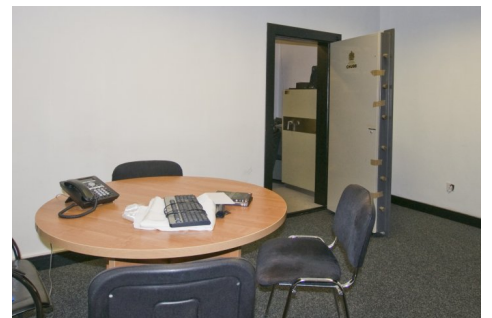
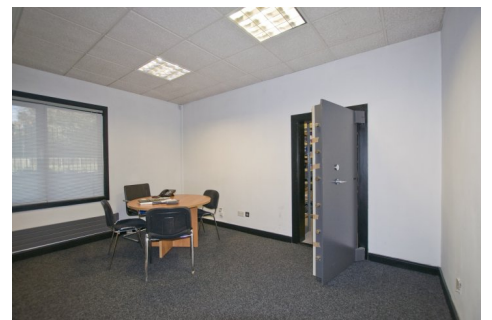
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### INCLUSIVE COSTS

Above rental figures to include: rates, heat, light and electricity.  
Discount available for multi-occupancy.  
Additional car parking available by negotiation.

VAT	Applicable to above rents
TERM	Minimum term 6 months
EPC	D-87
VIEWING	Strictly by appointment with Sole Agent 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

◀ 87

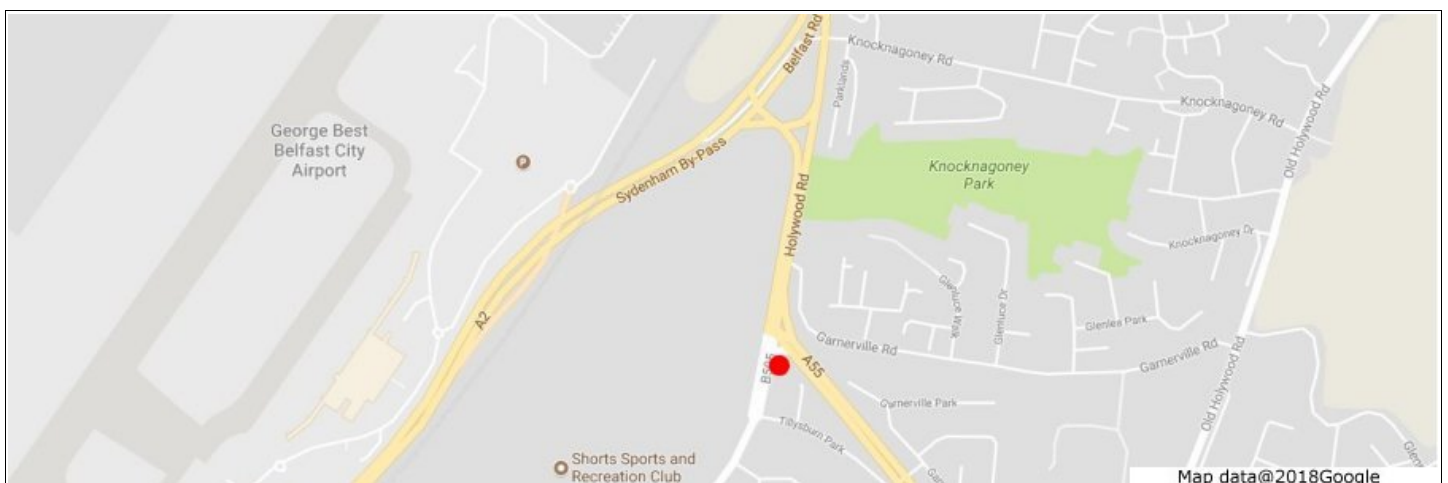
This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient



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