

TO LET

Second Floor Office Suite Innis House, High Street Holywood BT18 9HF



This delightful second floor suite of offices is in a Courtyard setting in Holywood town centre close to the Coffee Yard, Subway and all amenities in this vibrant dormitory town.

The offices are well presented being fully carpeted with good natural and artificial lighting and benefit from one dedicated car parking space. Ideal for a start-up business.

SIZE

Second Floor	Landing/Break-out area		
	Offices	588 sq.ft.	(54.7 sq.m.)
	Separate W.C.		

Outside	One car parking space
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RENT	£7,800 per annum
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VAT	Applicable to the above rent
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54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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LEASE	By negotiation subject to a minimum of 3 years. Full repairing and insuring on behalf of the tenant. Tenant to reimburse the landlord with proportionate cost of insuring the building.	
RATES	NAV	£3,850.00
	Rates payable 2018/19	£2,145.89
EPC	C-69	
VIEWING	By appointment with Sole Agent 028 9042 4747	



Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

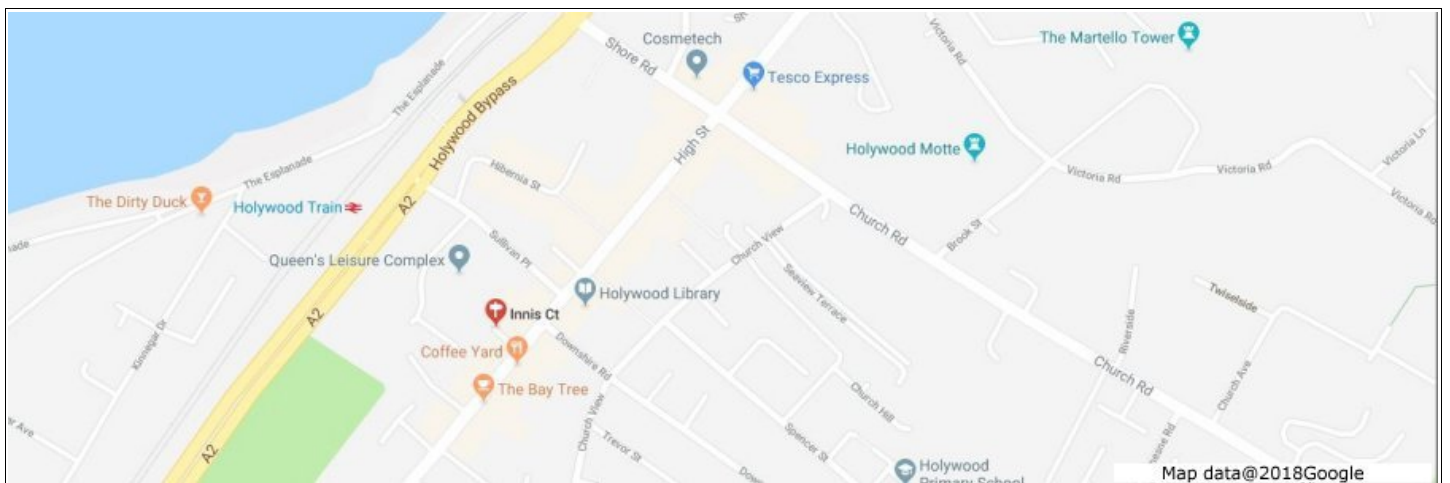
F 126-150

G Over 150

Less energy efficient

69 This is how energy efficient the building is.

Net zero CO₂ emissions



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