

# TO LET

Fully Fitted Offices with On-Site Car Parking  
St Helens Business Park, 130-134 High Street, Holywood BT18 9HQ



Holywood is a perfect location for these stylish offices which are situated just off the High Street, within 5 miles of Belfast City Centre and close to George Best City Airport. Ideal for staff with bus service at the door, railway station a short walk away and a plethora of coffee shops and restaurants nearby.

These are by far the best fitted offices in Holywood and on offer is some 4,715 sq.ft. of quality space comprising a ground floor suite and two further suites on the first floor.

The offices are accessed by an impressive entrance foyer with an 8 person passenger lift and automated entrycom system. The suites are fully finished to an excellent standard to include raised access flooring with carpet tiled finish, suspended ceilings incorporating low energy lighting, plastered and painted walls, aluminium double glazed windows, air cooling and heating system providing independent room temperature control. Each suite benefits from a gas fired combi boiler and Male/Female W.C.'s.

9 Car parking spaces are included.

**RENT: £66,000 per annum, plus VAT.**

**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 (NI) LLP. NC001518  
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 TRC 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.



**VAT** VAT is applicable to rent and service charge.

### LEASE

**Term:** By negotiation subject to 5 years minimum.

**Service Charge:** The tenant will be responsible for reimbursing the Landlord with a fair proportion of cost of maintenance and repairs, cleaning and decoration of common areas and agents management fees, as appropriate.

**Insurance:** The tenant will be responsible for reimbursement of a fair proportion of cost of insurance of the building.

### ACCOMMODATION

**Ground Floor:** Suite 1 1,675 sq.ft. (155.6 sq.m.)

**First Floor:** Suite 1 1,675 sq.ft. (155.6 sq.m.)  
Suite 2 1,365 sq.ft. (126.8 sq.m.)

### RATES

We are advised by Land & Property Services of the following:

<b>Ground Floor</b>			
<b>Suite 1</b>	NAV		£17,300
	RATES Rates payable 2019/2020		£9,858
<b>First Floor</b>			
<b>Suites 1 &amp; 2</b>	NAV		£34,000
	RATES Rates payable 2019/2020		£19,373

**EPC** C-69

#### 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

69 This is how energy efficient the building is.



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### VIEWING

By appointment with Templeton Robinson Commercial  
028 9042 4747

Contact: Brian Patterson  
email: [brian@trcommercial.co.uk](mailto:brian@trcommercial.co.uk)

Co Agents: Lambert Smith Hampton

Contact: Douglas Wheeler 02890 269 202  
email: [dwheeler@lsh.ie](mailto:dwheeler@lsh.ie)

Contact: Greg Henry 02890 269 265  
email: [ghenry@lsh.ie](mailto:ghenry@lsh.ie)



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