

TO LET

Self Contained Office Building plus Car Parking c.2,122 sq.ft. (197.1 sq.m.)
2/2A High Street, Holywood BT18 9AZ



LOCATION

The subject office building is located on a very prominent location on the corner of High Street and Victoria Road, Holywood.

DESCRIPTION

This is a self contained office building over 3 floors, with the benefit of three car parking spaces.

The building is currently being extensively and sympathetically renovated and is expected to be ready in early 2020 for occupation.

Can potentially be split into two suites by the new tenant/occupier.

ACCOMMODATION

Ground Floor	c.773 sq.ft.	(71.8 sq.m.)
Plus disabled access W.C.		
First Floor	c.677 sq.ft.	(62.9 sq.m.)
Plus male and female W.C.'s		
Second Floor	c.672 sq.ft.	(62.4 sq.m.)
Total Accommodation	c.2,122 sq.ft.	(c.197.1 sq.m.)
Plus 3 car park spaces		

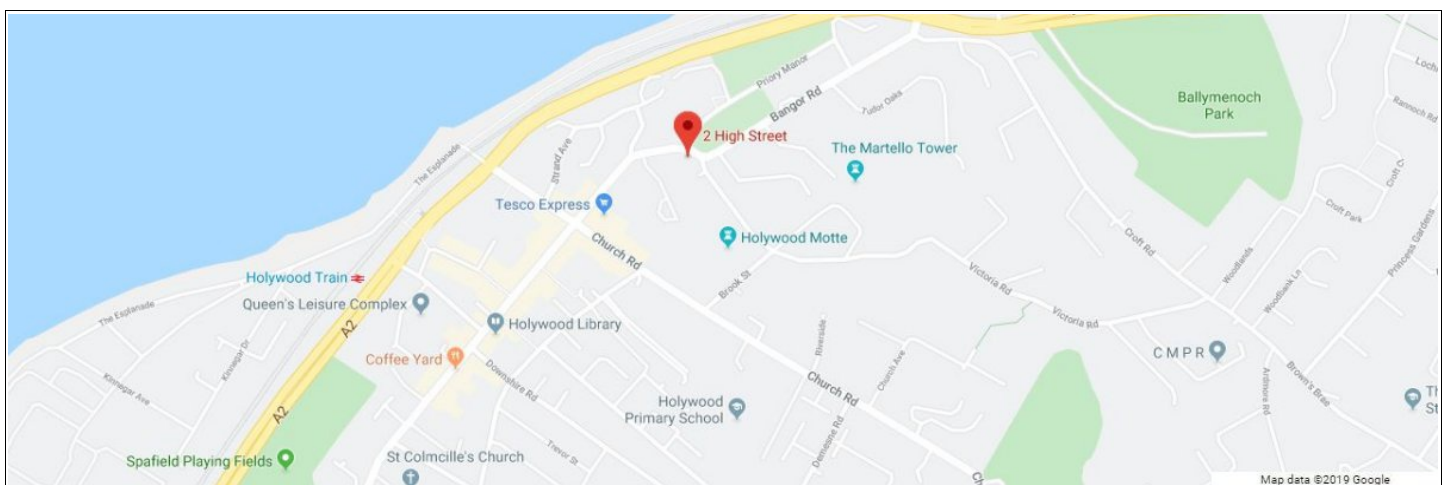
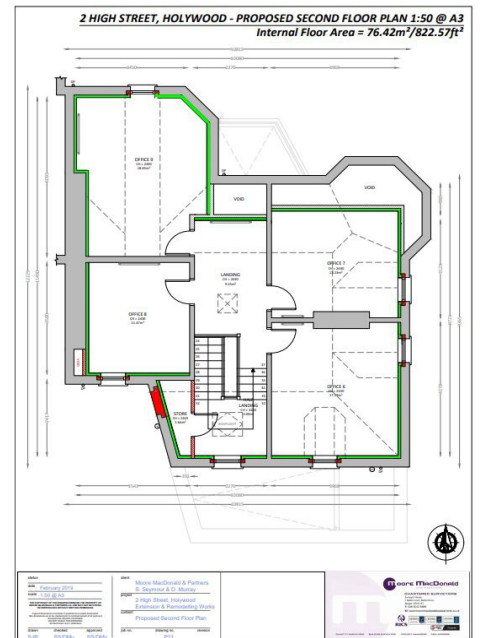
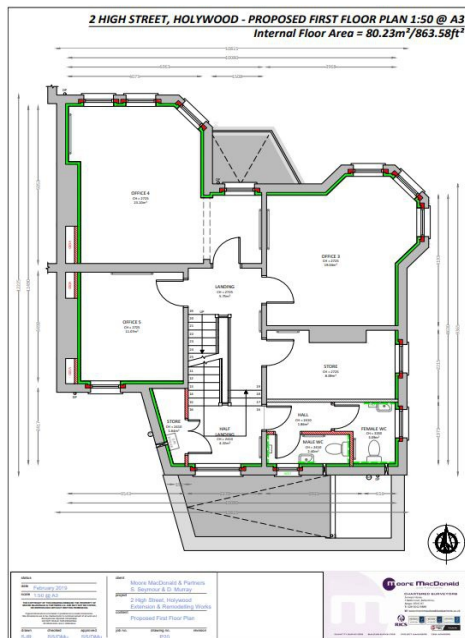
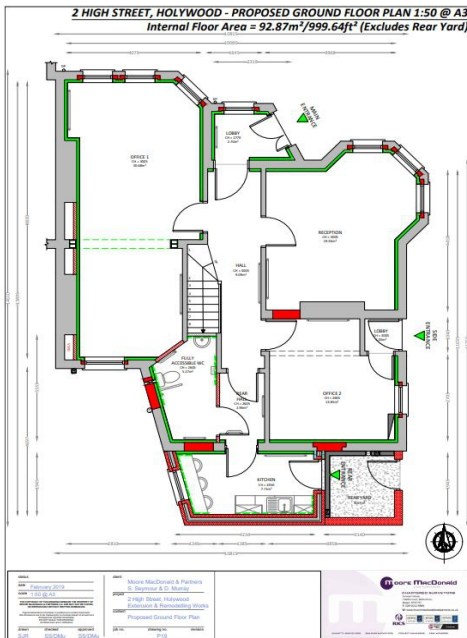


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LEASE DETAILS

TERM	Minimum 5 years
RENT	£28,000 per annum excl.
REPAIRS/INSURANCE	Full Repairing and Insuring basis
NAV	To be reassessed
VAT	Applicable to the above
EPC	C-59
VIEWING	By appointment with Sole Agent 028 9042 4747



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