

TO LET

Modern Second Floor Office Suite Wesler House 45 Church View, Holywood BT18 9DP



This is a superb open plan office suite located in a modern building, a short stroll to the busy High Street, with its range of coffee shops and restaurants.

The offices are well presented with plasterboard and painted ceilings/inset lighting, gas fired central heating and shared W.C. and kitchen facilities adjoining. 2 car parking spaces are included within the rear courtyard.

SIZE

Offices 770 sq.ft. (71.6 sq.m.)

Shared kitchen and W.C.

Outside 2 no. car parking spaces

RENT £10,500 per annum

VAT Applicable to the above

LEASE By negotiation



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@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.



SERVICE CHARGE To include gas central heating, electric, cleaning and maintenance of common areas, repairs and other running costs.
Approx. £2,400 per annum

RATES NAV £8,400.00
Rates payable 2019/20 (with SBRR) £3,829.31

EPC C-74

VIEWING Strictly by appointment with Sole Agents
028 9042 4747

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

74

This is how energy efficient the building is.

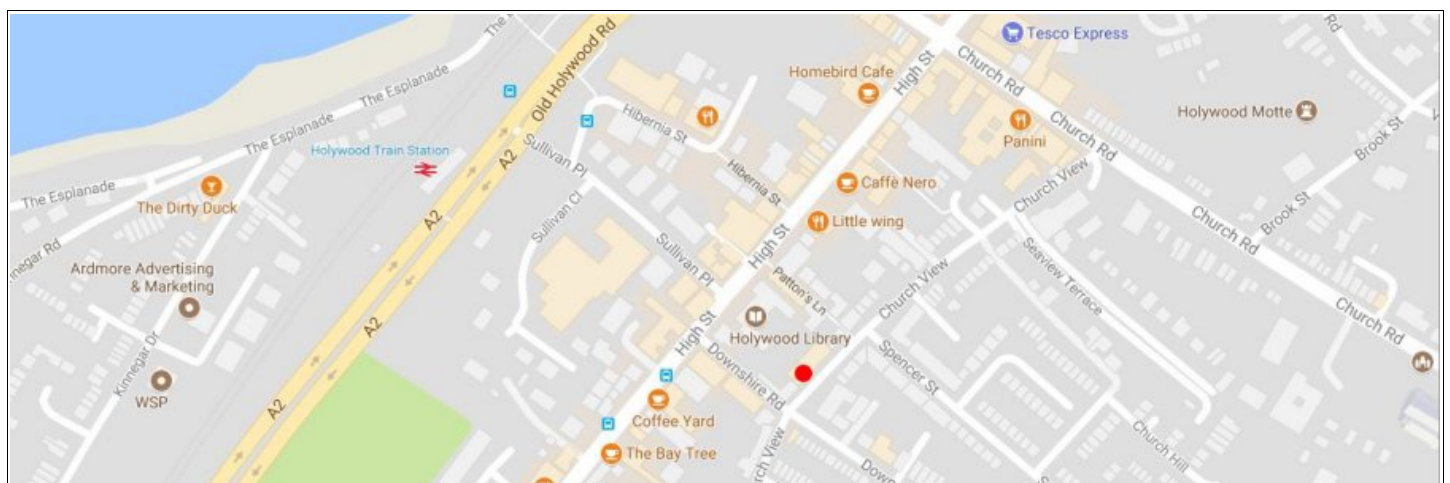
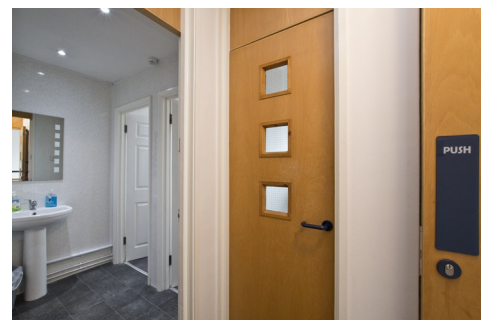
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@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.

