

# TO LET

High Spec Serviced Office  
16 Downshire Road, Holywood BT18 9LX



Situated a short walk from all the amenities in Holywood High Street this large office suite to first floor is available on a short licence basis of 6 month's minimum at a rent which includes: base rent; rates; heat and light; buildings insurance; cleaning etc. The office is presently laid out to provide 4 work stations plus an internal meeting table. Kitchen, Board Room and WC are shared with one other firm on this floor. WI-Fi connection available or occupiers can link in to their own private network to own broadband. Tenants will also have 4 car parking spaces in private gated car park. Passenger lift installed.



## SIZE

First Floor	Office	512 sq.ft.	(47.6 sq.m.)
	Shared Boardroom	196 sq.ft.	(18.2 sq.m.)
	Shared Kitchen and WC		
Outside	4 no. car park spaces		

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto:nicola@trcommercial.co.uk)

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<b>RENT</b>	<b>£1,400 per month</b>
<b>VAT</b>	Applicable to the above
<b>EPC</b>	to be advised
<b>VIEWING</b>	By appointment with Sole Agent 028 9042 4747 or contact Brian Patterson 07767 442999



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