

TO LET

Co-Working / Shared Office Space

“The Postmasters House”, 33 Shore Road, Holywood BT18 9HX

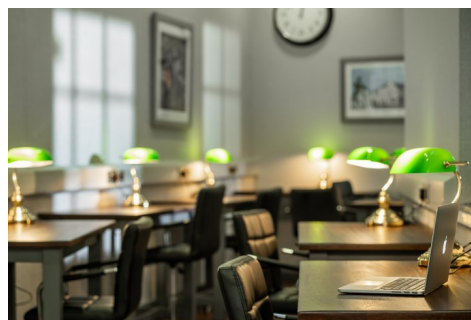


Modern stylish flexible workspace in the centre of Holywood now open. The Postmasters House is not just a serviced office but a modern workspace with superfast Managed Internet Access, private café, small front patio and large enclosed courtyard to the rear for meetings and networking with 24/7 access. The communal reception and exterior courtyard space are designed to encourage a creative hub for the occupants.

The Postmasters House is situated in the centre of Holywood close to all the coffee shops/restaurants and a short distance from the train station. Access to Hibernia Street cheap car parking (currently £1 x 5 hours) is directly opposite the building.

HISTORY

This delightful listed building has its origins early 1700's with the first floor extension in 1820. Around the late 1840's it became The Postmasters House and Holywoods Post Office unit until it moved to High Street in 1872. The recent restoration sympathetically recreates some of this Victorian style and post office history in the reception area and the Postmasters Office, while creating a stylish and relaxed working environment throughout the rest of the building.



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

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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.

ACCOMMODATION

The offices will be furnished to provide space for growing businesses and offers accommodation of single, double or treble private offices, dedicated individual desks or hot-desk facilities.

PRICE / AVAILABILITY

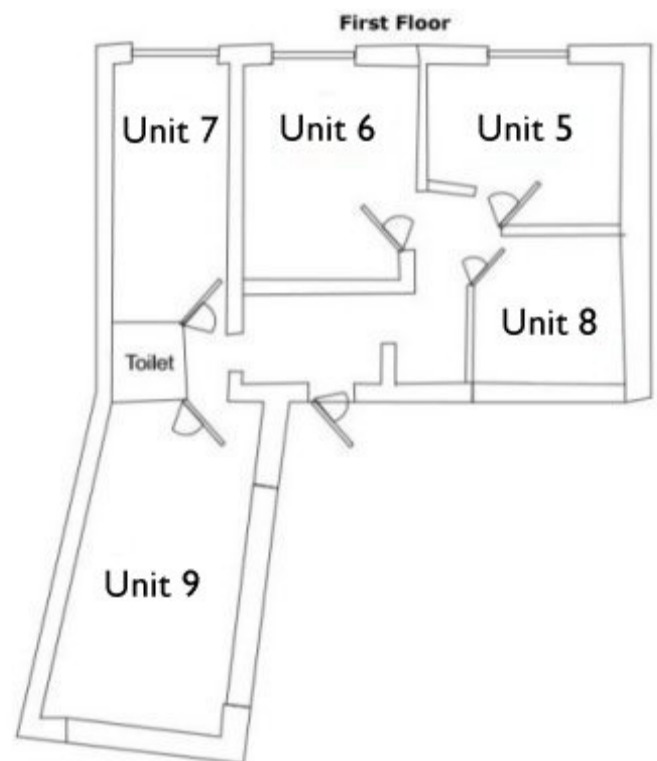
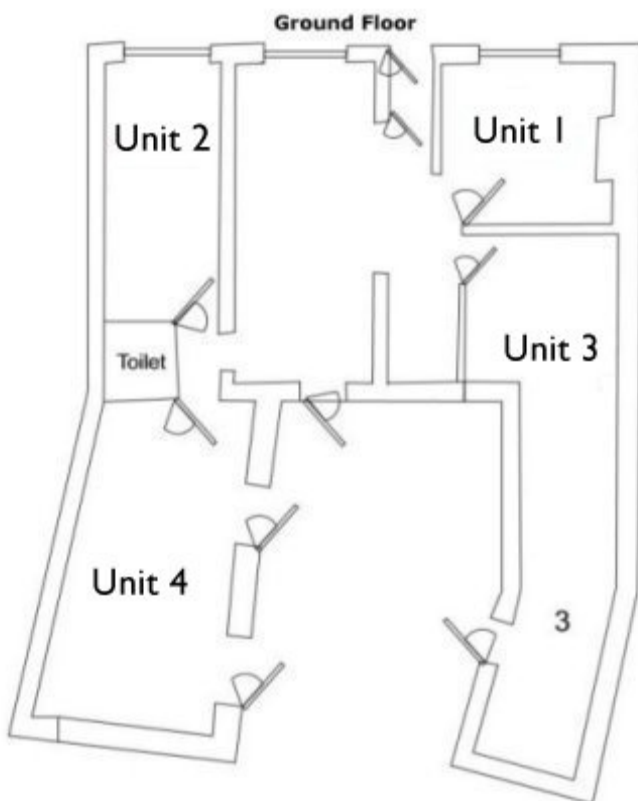
Ground Floor:

Large Central Communal Area

Unit 1	Booked
Unit 2	Booked
Unit 3	Booked
Unit 4	Booked

First Floor:

Unit 5	2 person office	£650/month
Unit 6	2/3 person office	£650/month
Unit 7	2 person office	£600/month
Unit 8	1 person office	£450/month
Unit 9	2 dedicated desks	£250/month



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TECHNOLOGY

The entire building inside and out has access to state of the art superfast Wi-Fi and extensive access points in all offices and communal rooms inside to connect direct to the dedicated leased line. Both the Wi-Fi and the wired internet is segmented for added security. There is a sophisticated phone system, offering dedicated numbers, phones, answering service, call recording service, voicemail sent to email, virtual office (your line and number will work on your laptop or smartphone anywhere in the world as long as there is internet).

VAT Applicable to the above

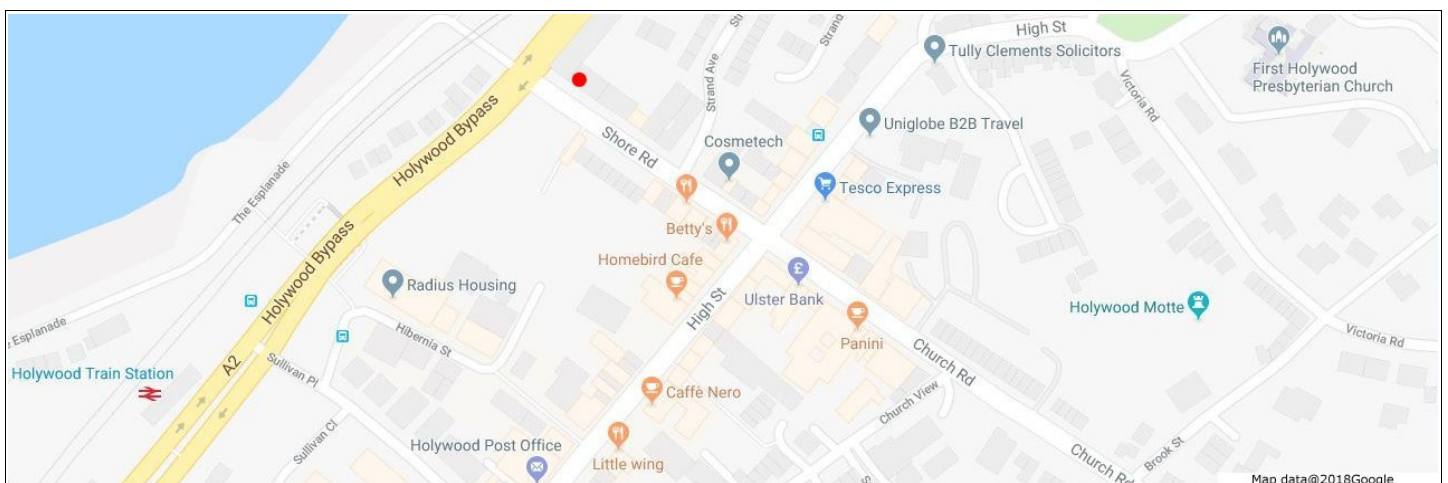
RENTS The above rents are fully inclusive of rental; rates; heat; light; cleaning; computer connection costs and use of furnishings. NOTE: No telephones/reception service is provided so this should not be regarded as "fully serviced".

LICENCE The individual offices will be subject to a minimum term of 1 year.
The dedicated desks will have a minimum term of 3 months.
The hot desks on monthly rolling contract.

DEPOSITS	Individual Offices	2 months plus 1 month rent in advance
	Dedicated Desks	1 month plus 1 month rent in advance
	Hot Desks	1 month rent in advance

EPC D-76

VIEWING By appointment with Sole Agent 028 9042 4747



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