

TO LET

**Bright Modern First Floor Offices (with 2 car parking spaces)
Innis House, Innis Court, Holywood BT18 9HF**



The property is situated in a Courtyard setting off Holywood High Street, a short stroll from coffee shops, restaurants and train station.

The offices have excellent natural lighting, solid floors, suspended ceilings with inset fluorescent lighting and Calor gas central heating.

The space is presently divided to provide a spacious General Office and private Meeting Room.

Two dedicated car parking spaces are included.

SIZE

Offices 593 sq.ft. (55 sq.m.)

Small Kitchenette
WC

RENT £8,500 per annum



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: brian@trcommercial.co.uk

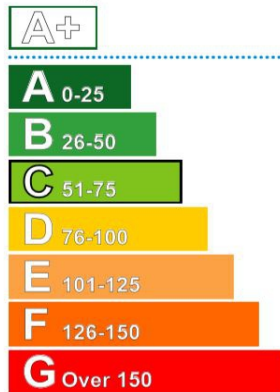
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VAT	Applicable to above and Service Charge	
LEASE	Term – 5 years.	
REPAIR	Tenant responsible for interior repair and decoration and for contribution towards cleaning and decoration of common areas and maintenance/cleaning of car park as required.	
INSURANCE	Tenant responsible with refunding Landlord with proportionate cost of buildings insurance.	
RATES	NAV	£5,800
	Rates payable 2020/21 (with SBRR)	£2,221.61
EPC	C-69	
VIEWING	By appointment with Brian S Patterson 07767 442999 or appointment with Holywood Office 028 9042 4747	



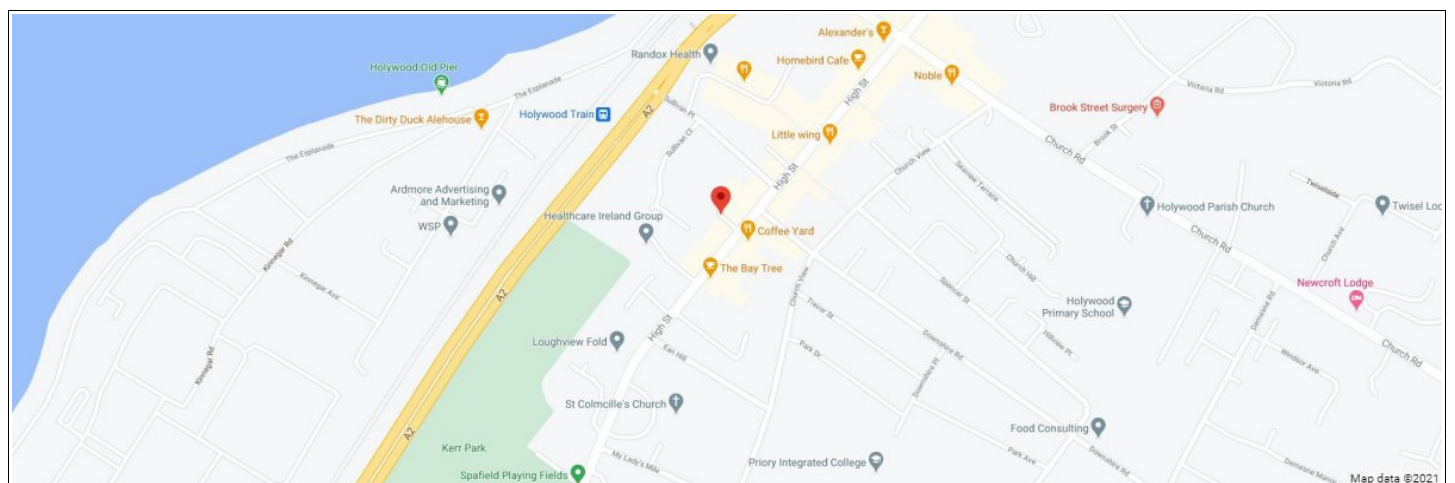
Energy Performance Asset Rating

More energy efficient



◀ 69 This is how energy efficient the building is.

Less energy efficient



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