

# TO LET

Detached Modern Office Building c.4,000 sq.ft. with 14 car parking spaces  
Holywood House, 1 Innis Court, Holywood BT18 9HF



**This is a majestic stand alone office building in a Courtyard setting within the heart of Holywood town centre directly off the High Street. Access to Innis Court is directly opposite the Coffee Yard and the offices are within easy walking distance of all the shops, restaurants and coffee shops in this busy dormitory town.**

**The ground floor of the building comprises a spacious Reception area, 8 generous individual offices, WC accommodation and a neat Kitchenette. The first floor offers bright, mainly open plan accommodation with views to rear across Belfast Lough. Canteen and Kitchen are provided in a snug second floor which also offers extensive file storage capacity in the eaves.**

**The other jewel in the crown is the inclusion of 14 car parking spaces outside the front door! Calor gas central heating is provided.**

### SIZE

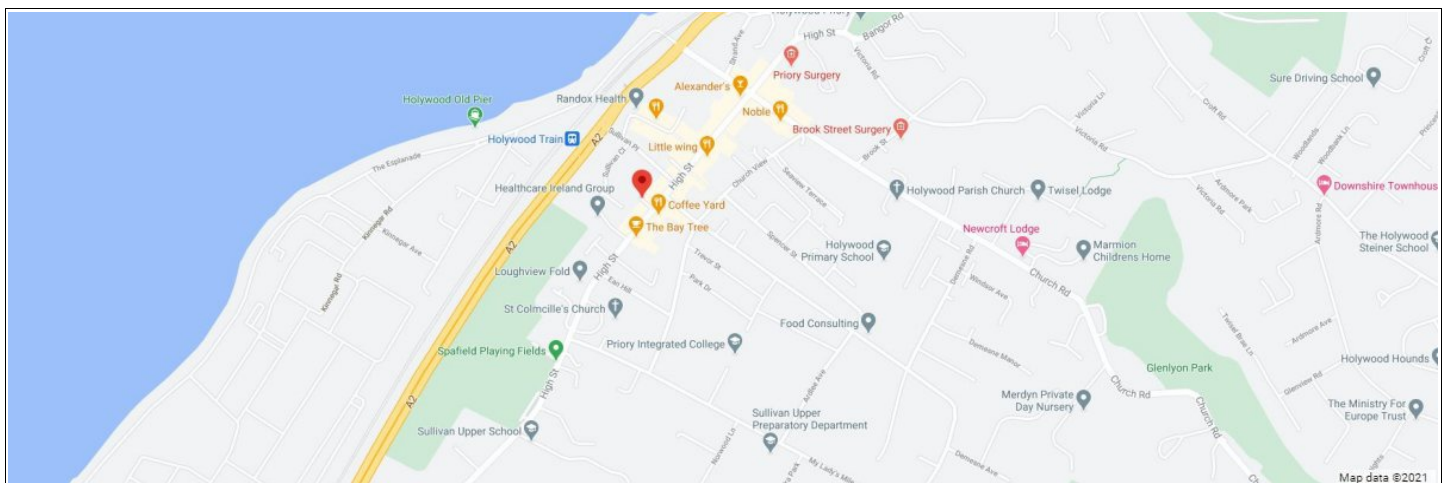
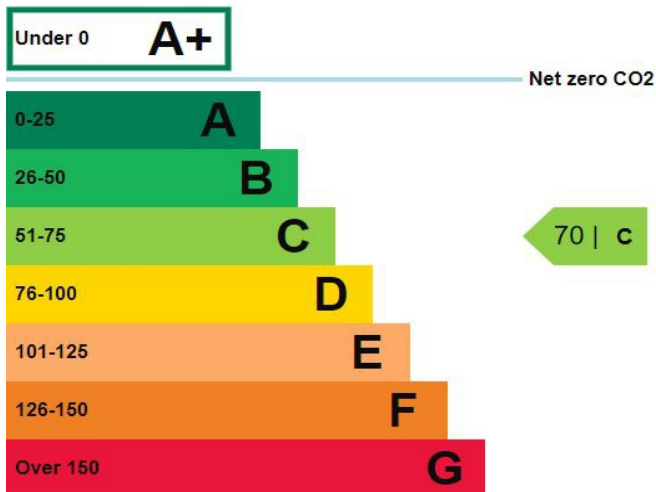
Ground Floor	Reception/Offices	1,660 sq.ft.	(154.3 sq.m.)
	Kitchen	63 sq.ft.	(5.9 sq.m.)
	Ladies and Gents WC's		
First Floor	Offices/Boardroom	1,934 sq.ft.	(179.7 sq.m.)
Second Floor	Canteen/Kitchen	373 sq.ft.	(34.7 sq.m.)
Outside	14 no. car park spaces		



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

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<b>RENT</b>	<b>£55,000 per annum</b>	
<b>VAT</b>	We are advised that VAT is not applicable to the above.	
<b>LEASE</b>	Term: 10 years with 5 year reviews on full repairing and insuring basis.	
<b>RATES</b>	NAV	£43,800
	Currently separately valued as ground floor / first and second floors.	
	Rates payable 2020/21	£22,370
<b>EPC</b>	C-70	
<b>VIEWING</b>	By appointment with Brian S Patterson 07767 442999 or Hollywood Office 028 9042 4747	
<b>Co-Agent</b>	Avison Young, 16 Howard Street, Belfast BT1 6PA	



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