

RENT REDUCED

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

**Bright Modern Second Floor Offices (with 1 car parking space)
Suite 4, 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, large free surface car park and train station.

The offices have excellent Velux roof lights, solid floors, smooth plastered ceilings with inset fluorescent lighting and Calor gas central heating.

The space is presently divided to provide a spacious General Office and large private office to rear.

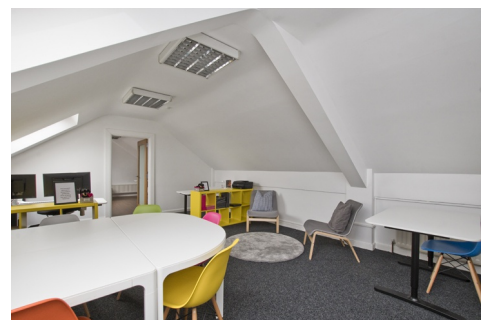
One dedicated car parking space is included.

ACCOMMODATION

Offices c.570 sq.ft. (53 sq.m.)

Small Kitchenette
plus WC

RENT £7,000 per annum



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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VAT	VAT is chargeable on rent and outgoings.	
LEASE	Minimum 3 years.	
REPAIRS	Tenant responsible for interior repair and decoration and for contribution towards cleaning and decoration of common areas plus maintenance/cleaning of car park as required.	
INSURANCE	Tenant responsible with refunding Landlord a proportionate cost of buildings insurance.	
RATES	NAV	£4,250
	Rates payable 2023/24 (with SBRR)	£1,727
EPC	C-69	
VIEWING	By appointment with Sole Agent	028 9131 3830



Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

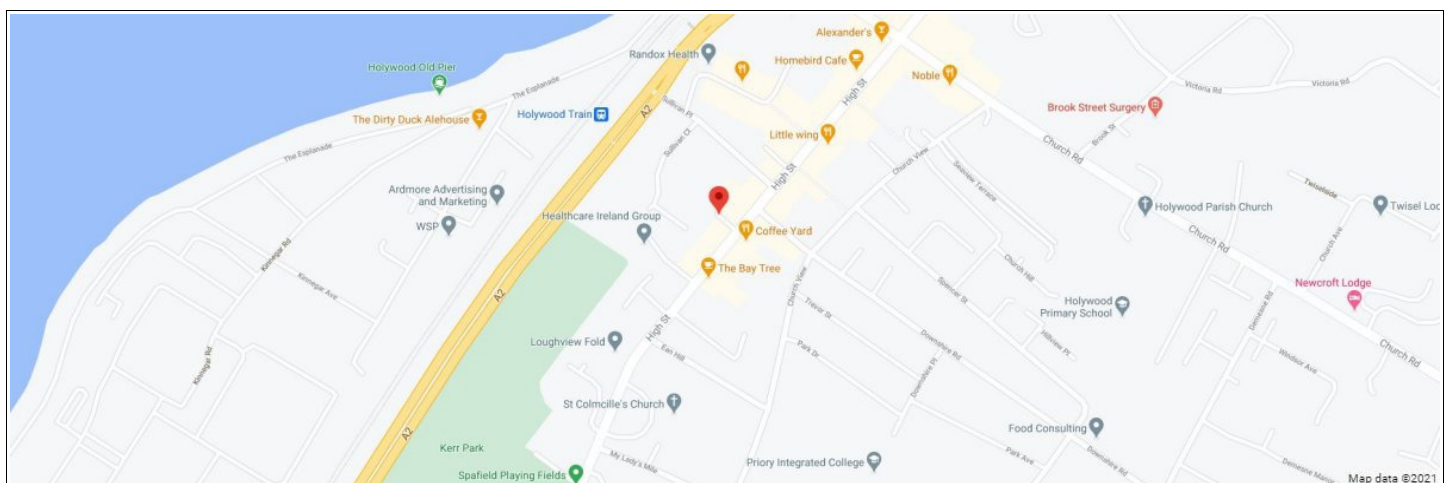
E 101-125

F 126-150

G Over 150

Less energy efficient

69 This is how energy efficient the building is.



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