

RENT REDUCED / INCENTIVES AVAILABLE

TEMPLETON
ROBINSON
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Modern First Floor Office Suite c.900 sq.ft. (83.6 sq.m.)
Wesler House 45 Church View, Holywood BT18 9DP



This is a superb office suite located in a modern building, a short stroll to the busy High Street, with its range of coffee shops and restaurants.

The offices are well presented with suspended ceilings plus inset lighting, gas fired central heating and shared W.C. and kitchen facilities adjoining. 2 car parking spaces are included within the rear courtyard.



ACCOMMODATION

Offices	c.900 sq.ft. (83.6 sq.m.) plus shared kitchen and W.C.
Outside	2 dedicated car parking spaces
RENT	£10,500 per annum

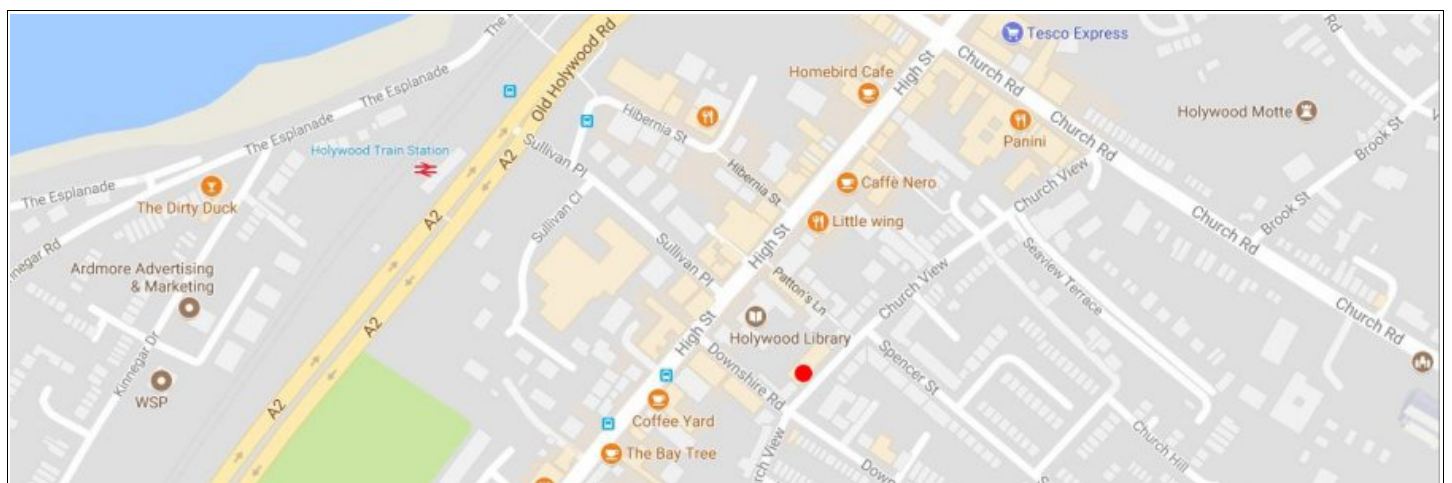
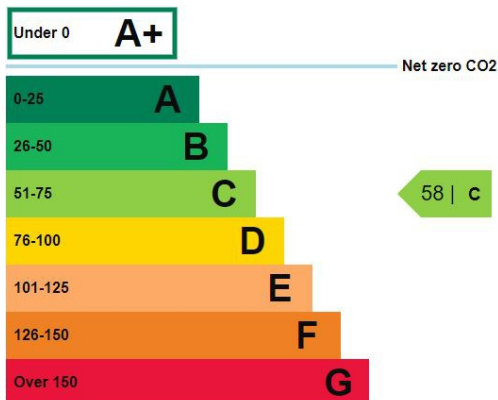
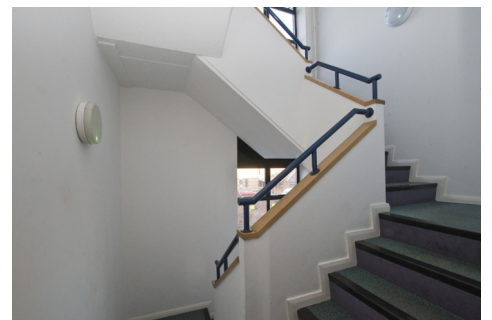


Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
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.



VAT	VAT is chargeable on the rent and outgoings	
LEASE	By negotiation subject to 3 years minimum	
SERVICE CHARGE	To include gas central heating, electricity, cleaning and maintenance of common areas, external repairs building insurance proportion and other running costs. £5,000 p. a.	
RATES	NAV	£10,100
	Rates payable 2023/24 (with SBRR)	£4,379
EPC	C-58	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
 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.

