

TO LET

Excellent Ground Floor Office Suite c.1,840 sq.ft. plus 5 Car Park Spaces
Strand House, 102 Holywood Road, Belfast BT4 1NU



- **EXCEPTIONAL DECORATIVE ORDER THROUGHOUT**
- **FULLY DDA COMPLIANT**
- **SEPARATE MALE & FEMALE WC'S PLUS DISABLED**
- **5 DEDICATED CAR PARK SPACES**

LOCATION / DESCRIPTION

Strand House is located on the Holywood road, a main arterial route linking the Newtownards Road to the Belmont Road and Outer Ring. It is a short walk from a range of transport options to include the Metro bus service, the Glider and the Connswater and Comber Greenways.

DESCRIPTION

This ground floor office suite is very well finished to include plastered and painted walls, some recessed LED lighting, solid floor overlaid with vinyl and tiles, gas central heating with some feature radiators plus lift access. This is an adaptable space providing open plan, private offices and meeting rooms, kitchen plus disabled access WC, along with additional communal WCs. Would suit solicitor, accountant, GP etc.



ACCOMMODATION

Ground Floor Office Suite c.1,840 sq.ft. (171 sq.m.)
plus Five Dedicated Car Park Spaces

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. NI686154
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.

LEASE DETAILS

RENT

P.O.A.

TERM

Minimum One Year

REPAIRS/INSURANCE

Full Internal Repairing and Insuring lease plus service charge.

SERVICE CHARGE

£4,400 p.a. excl. to include lift maintenance, maintenance and upkeep of external and communal areas etc.

RATES

NAV £20,200
(split as two suites of £16,700 and £3,500)
Rates payable 2025/26 (including SBRR) £12,109

VAT

Prices quoted are exclusive of VAT, which we understand is not chargeable.

EPC

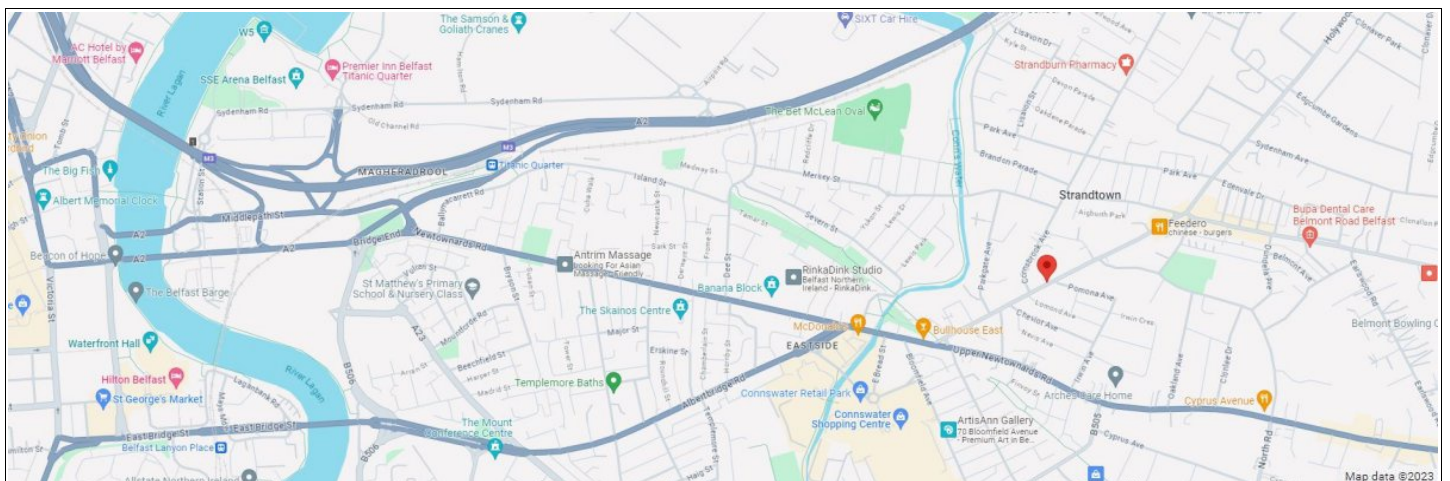
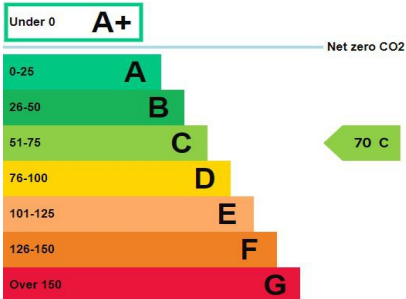
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ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

VIEWING

By appointment with Sole Agent 028 9131 3830



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