



RHM
Commercial

TO LET

MODERN OFFICE
ACCOMMODATION

2 HIBERNIA STREET
HIGH STREET
HOLYWOOD
BT18 9JE



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- Modern office accommodation
- Located in centre of Holywood
- Gas fired heating
- First Floor area 66.5 sq m (716 sq ft)
- Second Floor area 43.0 sq m (471 sq ft)
- Recently refurbished
- Low energy LED lighting



DESCRIPTION

Modern refurbished first and second floor office accommodation in Hollywood town centre.

Comprises refurbished office accommodation, new modern kitchen units, gas fired central heating and LED low energy lighting.

ACCOMMODATION

First Floor Office	66.5 sq m (716 sq ft)
Second Floor	43.0 sq m (471 sq ft)

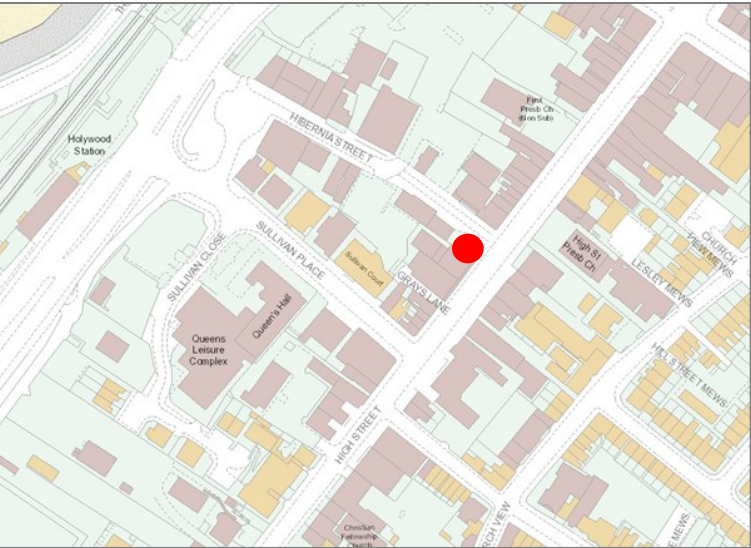
Office accommodation, kitchen and toilet accommodation

LOCATION

Located on the corner of High Street and Hibernia Street in Hollywood town centre, 5 miles from Belfast City Centre and 2 miles from Belfast City Airport.

Hollywood Railway Station is a short 5 minutes walk.

Click [here](#) for Streetview link.



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LEASE DETAILS

Term:	Negotiable
Rent:	First Floor -£11,000 per annum plus VAT Second Floor - £7,000 per annum plus VAT
Rent Reviews:	5 yearly upwards only
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium.
Service Charge:	The tenants will be responsible for a service charge to cover, repair and management of the exterior of the building and the common areas. Currently £3 per sq ft for the year plus vat.
VAT:	All outgoings and rentals will be subject to VAT.
NAV:	First Floor £5,850 Second Floor £3,600
Estimated Rates Payable:	First Floor £3,326.70 for 2024/25 rates year Second Floor £2,047.20 for 2024/25 rates year
Energy Rating:	B
Certificate Number:	8395-0056-5182-7779-5243

RATES

EPC





CONTACT

For further information or to arrange a viewing
please contact:

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