



Instinctive
Excellence
in Property.

To Let

Office Suite
c. 4,000 sq ft (c. 372 sq m)

Elizabeth House
First Floor - Suite 4
116-118 Holywood Road
Belfast
BT4 1NU

OFFICE



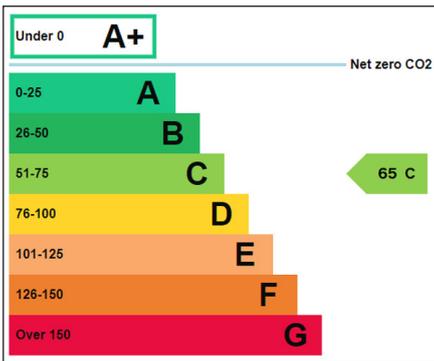
To Let

Office Suite
c. 4,000 sq ft (c. 372 sq m)

Elizabeth House
First Floor - Suite 4
116-118 Hollywood Road
Belfast
BT4 1NU

OFFICE

EPC



Location

The property is situated in a highly convenient location along the Hollywood Road and is one of the main arterial routes in the east of the city. Additionally, the premises benefits from easy access to George Best City Airport, the M3 and wider motorway networks.

The Hollywood Road also benefits from a range of amenities from Belmont Village and Holywood Arches that includes bars, restaurants, and cafes.

Other occupiers within the building include: - Dawson Whyte, NICMA and TWN.

Description

The available office suite is arranged over first floor.

The accommodation includes W.C, kitchen facilities and a mix of individual office/meeting rooms.

The finish of the premises includes:

- Carpet/laminate flooring
- Painted/plastered walls
- Suspended ceiling with incorporated LED lighting
- On-site car parking

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
First Floor	c. 4,000	c. 372

Lease Details

Term: Negotiable
Rent: £45,000 per annum exclusive
Service Charge: £12,468 per annum (approx)
Car Parking Spaces: 9

Incentives available subject to lease length and covenant strength.

Rates

We have been advised by the Land and Property Services of the following rating information:

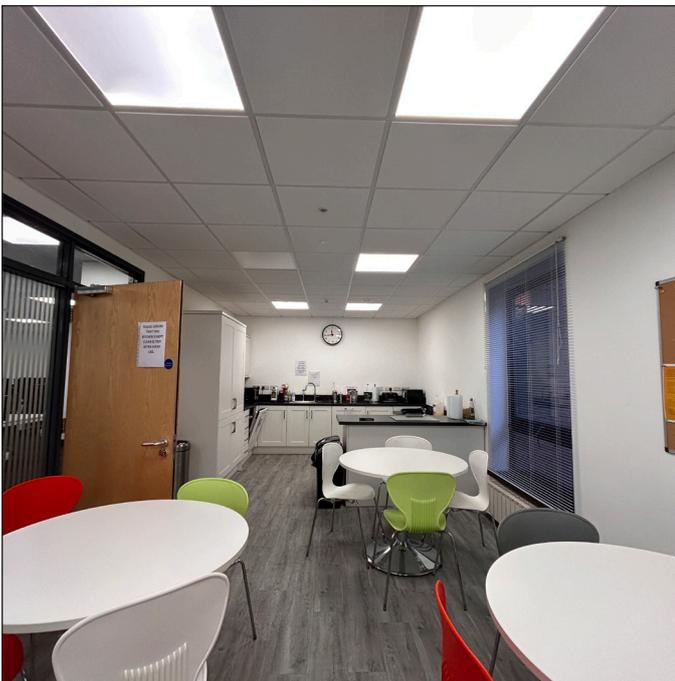
Net Annual Value: £43,900
Rate in the £ for 2023/2024: £0.572221
Estimated rates payable: £25,121

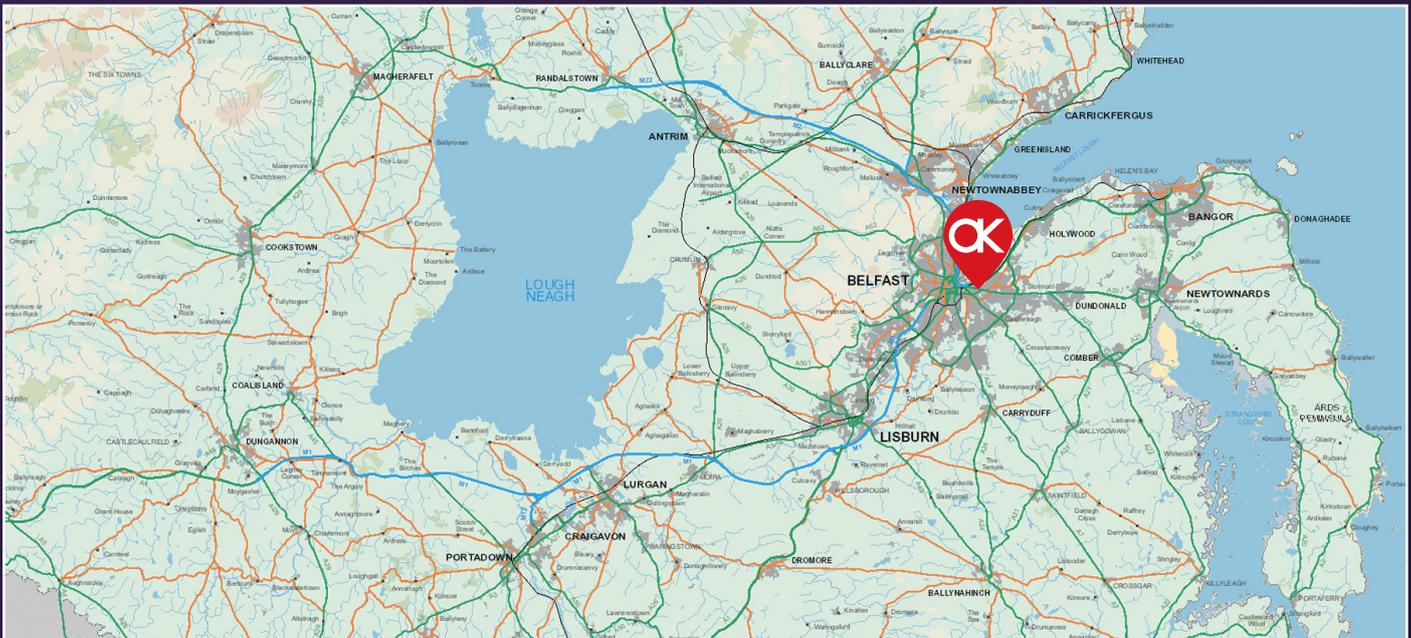
VAT

The property is not liable for VAT.

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.





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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any 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 upon as statements of fact any attending 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 Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.