

TO LET

OFFICE UNIT

UNIT 1
HOLLY BUSINESS PARK
KENNEDY INDUSTRIAL ESTATE
BELFAST



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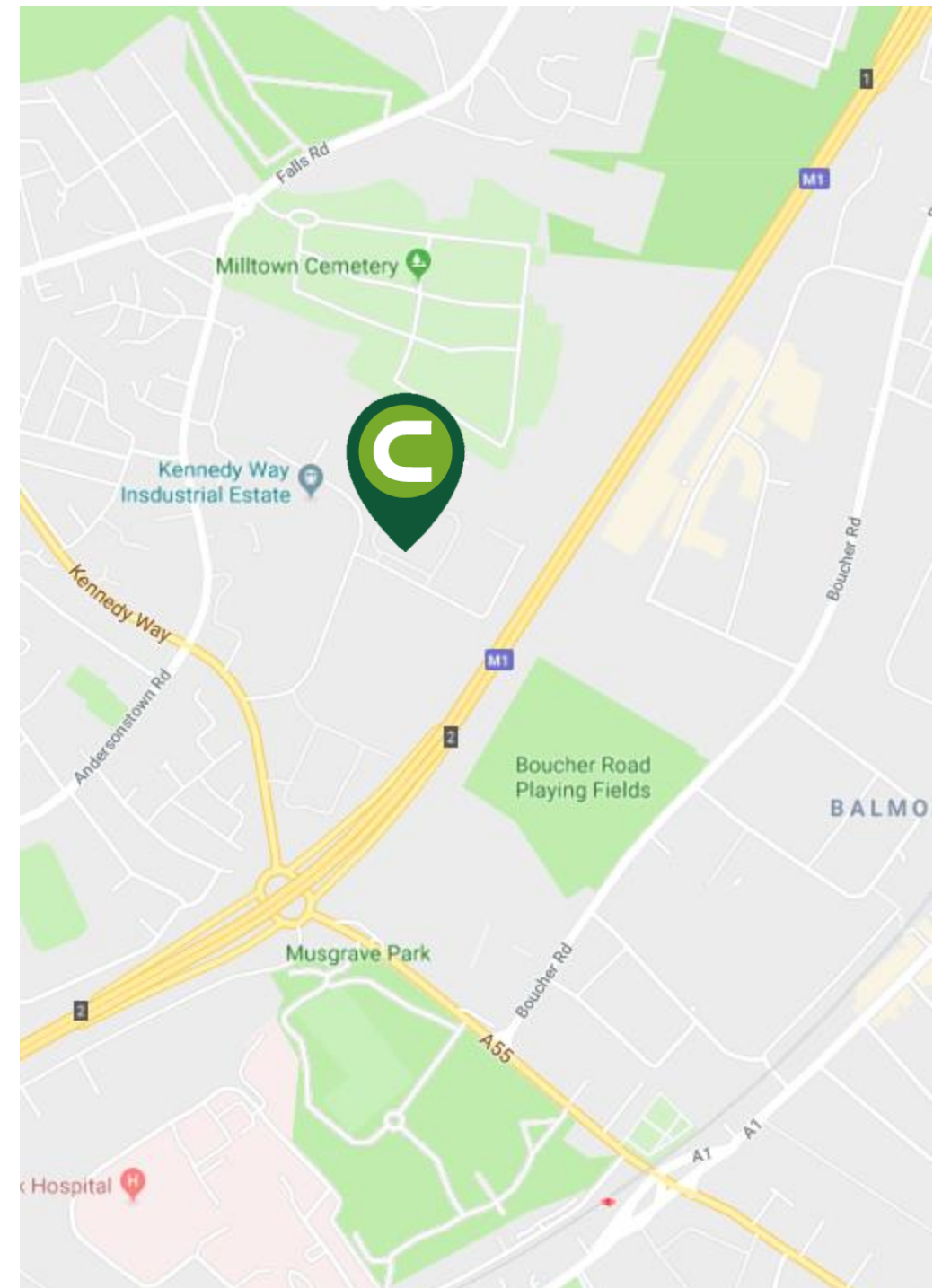
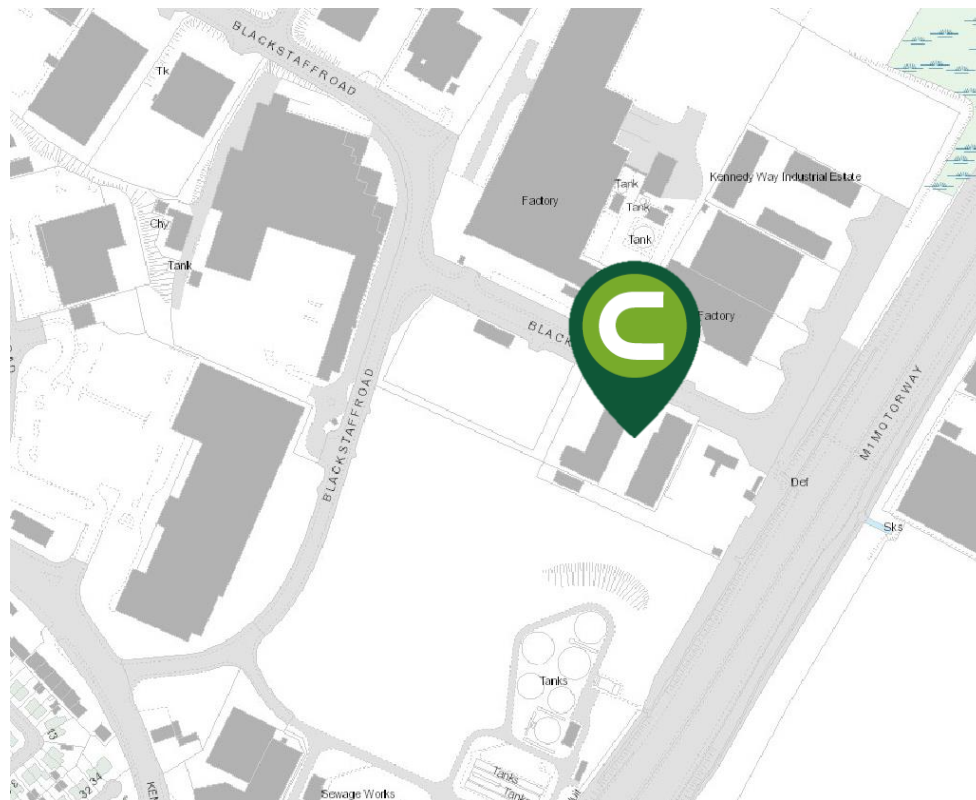


HOLLY BUSINESS PARK

LOCATION

Holly Business Park is located in Kennedy Industrial Estate, just off Blackstaff Way. It is in a prominent location within a 1 minute drive of the M1 junction at Stockman's Lane and 3 minutes from Boucher Road.

Neighbouring occupiers include C.M.C Motors, G2 Environmental Services, MAC Clean, Dalriada Water and Ulster Boiler Services.



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DESCRIPTION

The unit comprises of first floor office accommodation, finished to a shell specification.

TENURE

Rent:	£6 per sq ft
Term:	Negotiable, minimum one year
Repairs/Insurance:	The tenant will be responsible for internal repairs and to reimburse the landlord with a fair proportion of the insurance premium.
Service Charge:	A service charge will be levied to cover external repairs, maintenance, landscaping and management of the site. The service charge is currently estimated at £0.40 per sq ft per annum.

Warehouse	1,500	Sq ft	139	Sq m

Rateable Value

Rates are to be assessed upon occupation.

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be chargeable.

EPC

A copy of the EPC Certificate is available on request.



CONTACT US

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