



To Let

**The Studios,
89B Hollywood Road, Belfast, BT4 3BD**

**Riddell
McKibbin**

The Studios, 89B Holywood Road, Belfast, BT4 3BD

Riddell
McKibbin

PROPERTY SUMMARY

- Ground floor office / showroom
- Secured office park
- Immediately available
- 3 no. on-site car parking spaces

LOCATION

The subject is located on the Holywood Road, opposite Connsbrook Avenue. Holywood Road is an arterial route through east Belfast linking Newtownards Road to Belmont Road and the Outer Ring.

The area comprises a range of commercial uses surrounded by densely populated residential dwellings. Occupiers in the park include Hardscape, Reform Studios, Nicholl & Co Accountants, Taylor Patterson Surveyors. Occupiers in close proximity are Jobs & Benefits Office, Mackenzie & Dorman Solicitors, JCP Consulting and Fujitsu.

DESCRIPTION

The property comprises a ground floor office / showroom fitted to a good specification to include carpet floor covering, suspended ceiling with recess lighting, perimeter trunking, gas fired heating and a door entry system.

The space comprises of a reception open plan area, 3 cellular offices, kitchenette and WC.

RATES

The Ground Floor suite has been assessed by the LPS as follows:

Net Annual Value: £9,700

Rate in the Pound 2020/21: 0.5382

Estimated Rates Payable: £5,220

The property should benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable.

ACCOMMODATION (All areas are approximate)

The internal internal areas (NIA) of the premises are as follows:

GF Office	94.6 sqm	1,018 sq ft
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LEASE DETAILS

Term: Negotiable

Rent: £12,500 per annum

Repairs / Insurance: Tenant responsible for internal repairs.
Tenant to reimburse the landlord for the insurance apportionment. (£377 p.a approx.).

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC

C58 - A copy of the EPC is available upon request.



The Studios Office Park, 89B Holywood Road, Belfast, BT4 3BD

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Ground Floor Plan



For illustrative purposes only

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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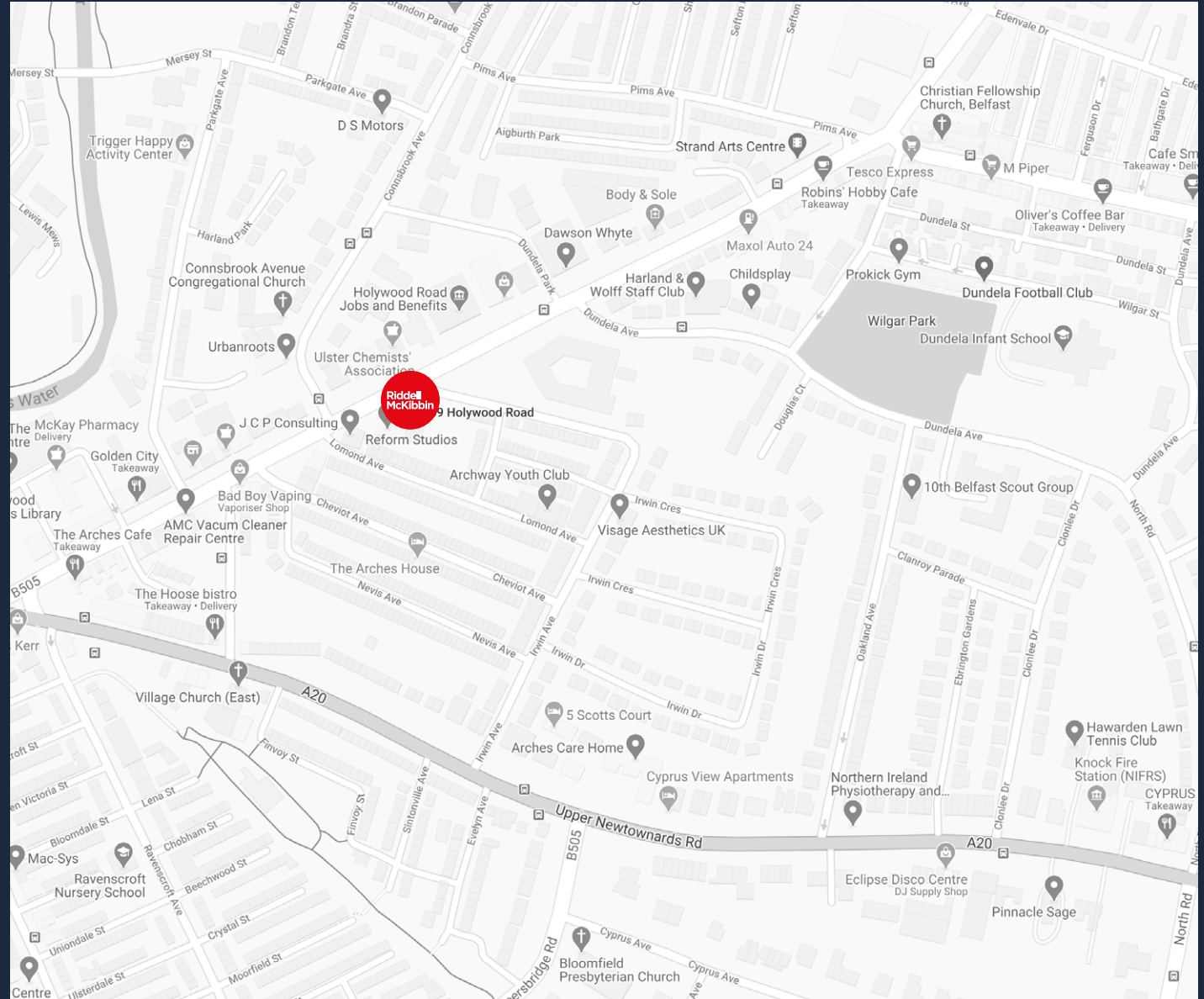
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