

# TO LET

**Second Floor Office c.1,047 sq.ft. (97.3 sq.m.) with Car Parking**  
**18c Shore Road, Holywood BT18 9HX**



**The property is situated in a Courtyard setting in Shore Road just a short stroll from the Maypole junction with High Street in the heart of the town centre. The unit comprises a full floor of offices in this modern building built c. 2007.**

**Internally the offices comprise: Meeting Room; Generous Open Plan Office; Kitchenette; Shower Room; Cloaks and WC.**

**It is finished with plastered and painted walls and suspended ceilings; solid floor with carpet tiles, phoenix gas central heating and an intercom door entry system.**

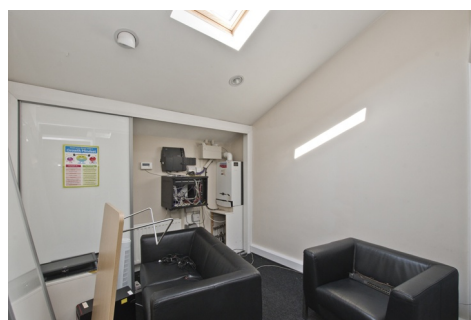
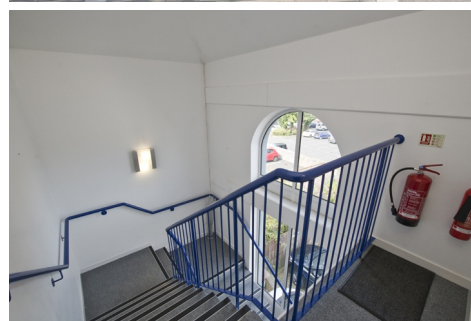
**Two car parking spaces are included.**

## ACCOMMODATION

Second Floor Office c.1,047 sq.ft. (97.3 sq.m.)  
plus Shower Room;  
Cloaks and W.C.

Plus 2 dedicated car park spaces

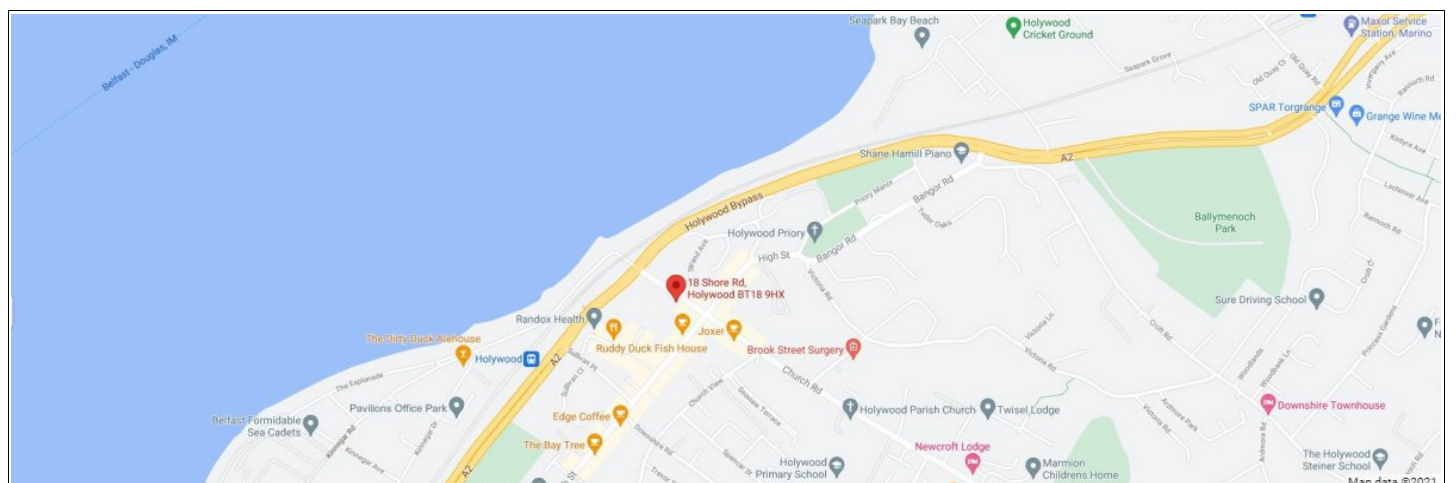
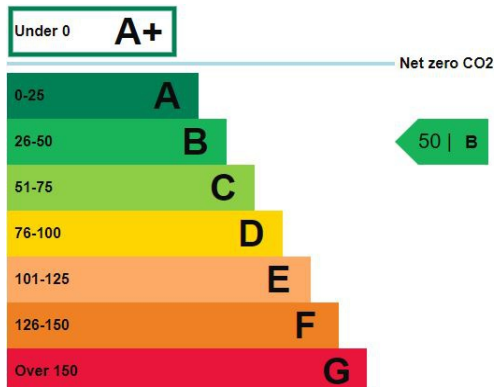
**RENT £10,000 per annum excl.**



**Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)**

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VAT	VAT is chargeable on the rent and outgoings	
LEASE	3 year minimum	
REPAIRS/INSURANCE	Tenant responsible for interior repair and with refunding Landlord with a proportionate cost of buildings insurance, external repairs and decoration plus cleaning/maintenance of common areas.	
RATES	NAV	£9,000
	Rates payable 2024/25 (with SBRR)	£4,095
EPC	B-50	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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