

# TO LET (by way of Assignment / Sub-Let)

**Excellent First Floor Office Suite (with 2 car parking spaces)**  
**Suite 3, Innis House, Innis Court, Hollywood BT18 9HF**



The property is situated in a **Courtyard** setting off **Hollywood High Street**, a short stroll from coffee shops, restaurants, large free surface car park and train station.

This first floor office is primarily finished to include solid floor overlaid with carpet, plastered and painted walls, suspended ceiling with recessed lighting, gas heating plus alarm system.

The space is presently divided to provide a spacious **General Office** and **Private Office / Boardroom** plus kitchenette and **WC**.

Two dedicated car parking spaces are included.

## ACCOMMODATION

Office Suite c.600 sq.ft. (55.7 sq.m.)

Small Kitchenette  
plus WC

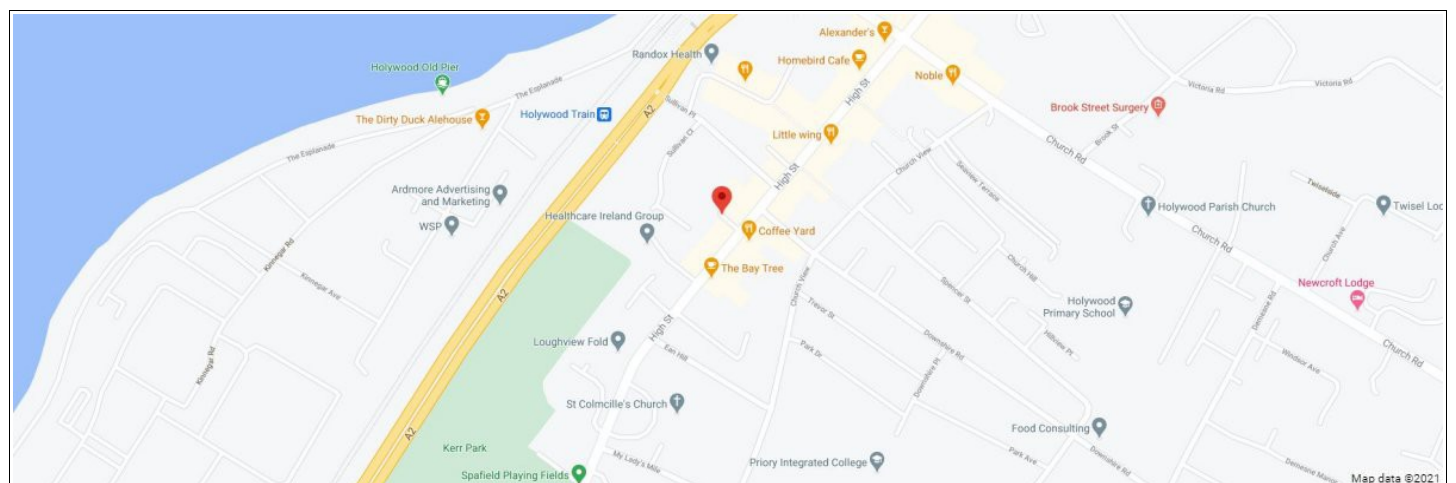
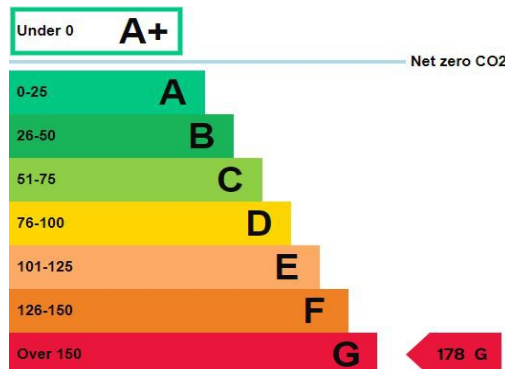
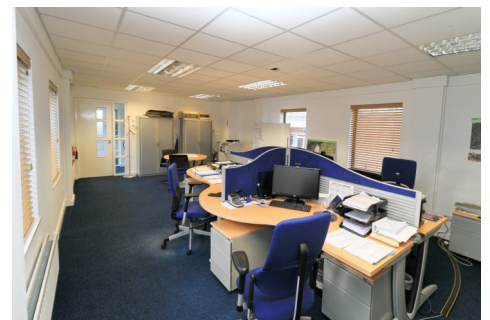


**RENT £8,400 per annum excl.**

**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 rent and outgoings.	
LEASE	5 years from 1 <sup>st</sup> June 2021 expiring 31 <sup>st</sup> May 2026	
REPAIRS	Tenant responsible for interior repair and decoration plus contribution towards cleaning and decoration of common areas along with maintenance/cleaning of car park (as and when required).	
INSURANCE	Tenant responsible with refunding Landlord a proportionate cost of buildings insurance.	
RATES	NAV	£7,150
	Rates payable 2024/25 (with 20% SBRR)	£3,252
EPC	G-178	
VIEWING	By appointment with Sole Agent	028 9131 3830



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