

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

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



The property is situated in a Courtyard setting off Holywood 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

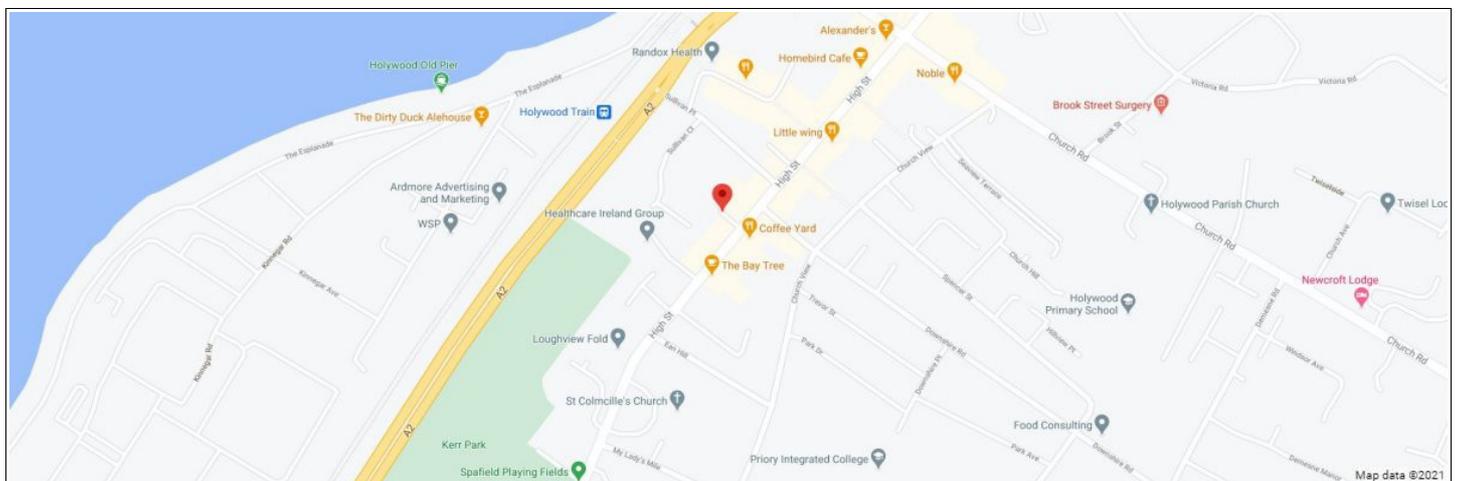
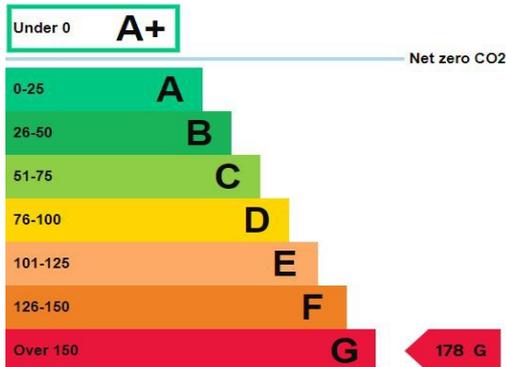


**RENT** £8,400 per annum excl.

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)

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI686154  
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a 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 on as statements of fact. Any interested 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 TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

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



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)

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI686154 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a 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 on as statements of fact. Any interested 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 TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

