



**TO LET** Prominent Modern First & Mezzanine Floor Offices of c. 1,650 sq ft / 149 sq m  
**139-141 Hollywood Road, Belfast, BT4 3BE**



**OKT**  
O'CONNOR KENNEDY TURTLE

# LOCATION / DESCRIPTION

Prominent location on the Holywood Road, one of East Belfast's main arterial routes close to its junction with the Belmont Road and opposite the beautiful Art Deco Strand Arts Centre.

Comprises modern office suite arranged over first and mezzanine floors fitted to include carpeted floors, painted & plastered walls, part suspended ceilings, recessed & suspended lights, intruder alarm and intercom entry system.

Benefits from free on street parking and the free DOE car park directly behind the property.

Other occupiers in the immediate area and nearby vibrant Belmont Village include Insight, Wilsons Fireplaces, Maxol Petrol Filing Station, Strand Arts Centre, Tesco, Bennetts Restaurant and a wide range of restaurants, cafes, shops and hair & beauty salons.

# ACCOMMODATION

## GROUND FLOOR

Disabled WC

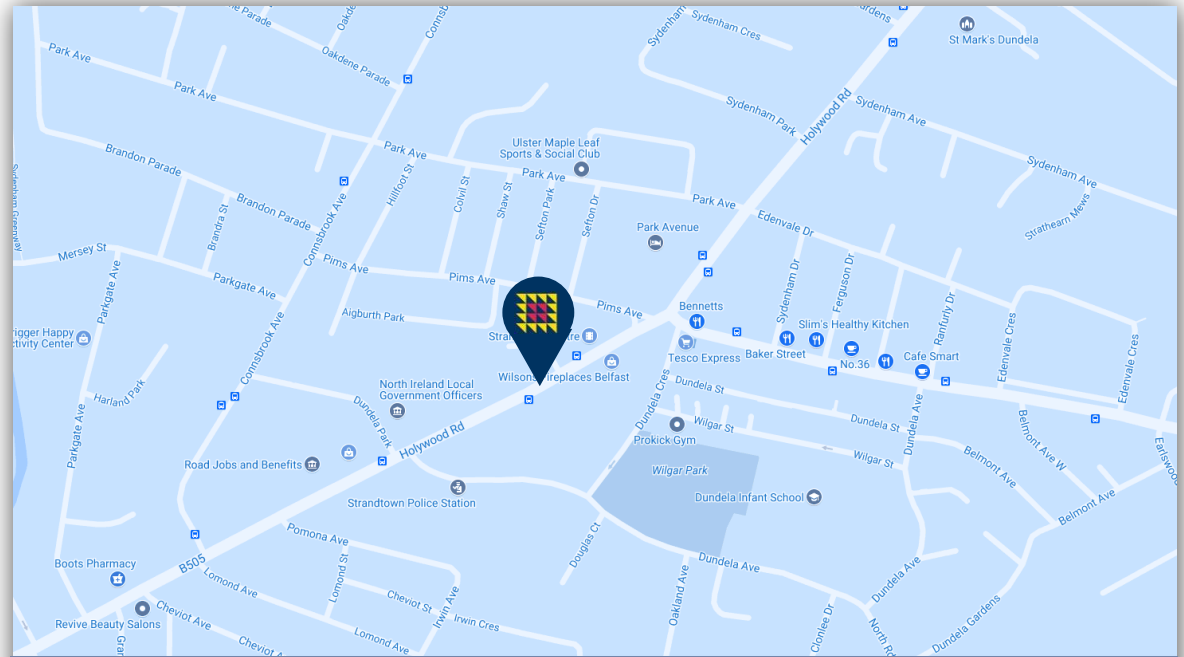
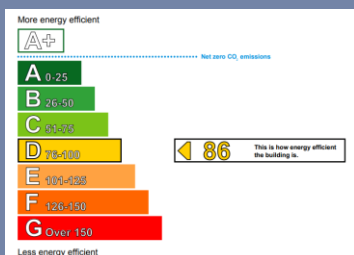
## FIRST FLOOR

(Comprising entrance lobby, open plan office and kitchenette) c. 85 sq m 913 sq ft

## MEZZANINE

(Comprising open plan office, private office, comms room, balcony and 2 no. WC's) c. 68 sq m 737 sq ft

# EPC



139 – 141 Holywood Road, Belfast





## LEASE DETAILS

TERM / RENT REVIEWS:	Negotiable subject to periodic upwards only Rent Reviews.
RENTAL:	£16,000 per annum.
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge liability (currently c. £1202.30 plus VAT)
AVAILABILITY:	Immediately on completion of legal formalities.

## NAV

We are advised by the Land & Property Service that the current NAV for the subject is £12,400.

The commercial rate in the pound for 2018 / 2019 is £0.602803.

## VAT

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

## FURTHER DETAILS



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Our Ref: IMCC/EC/8244