



To Let Ground Floor Office Premises

Unit 3, 393 Hollywood Road, Belfast, BT4 2LS


**FRAZER
KIDD**

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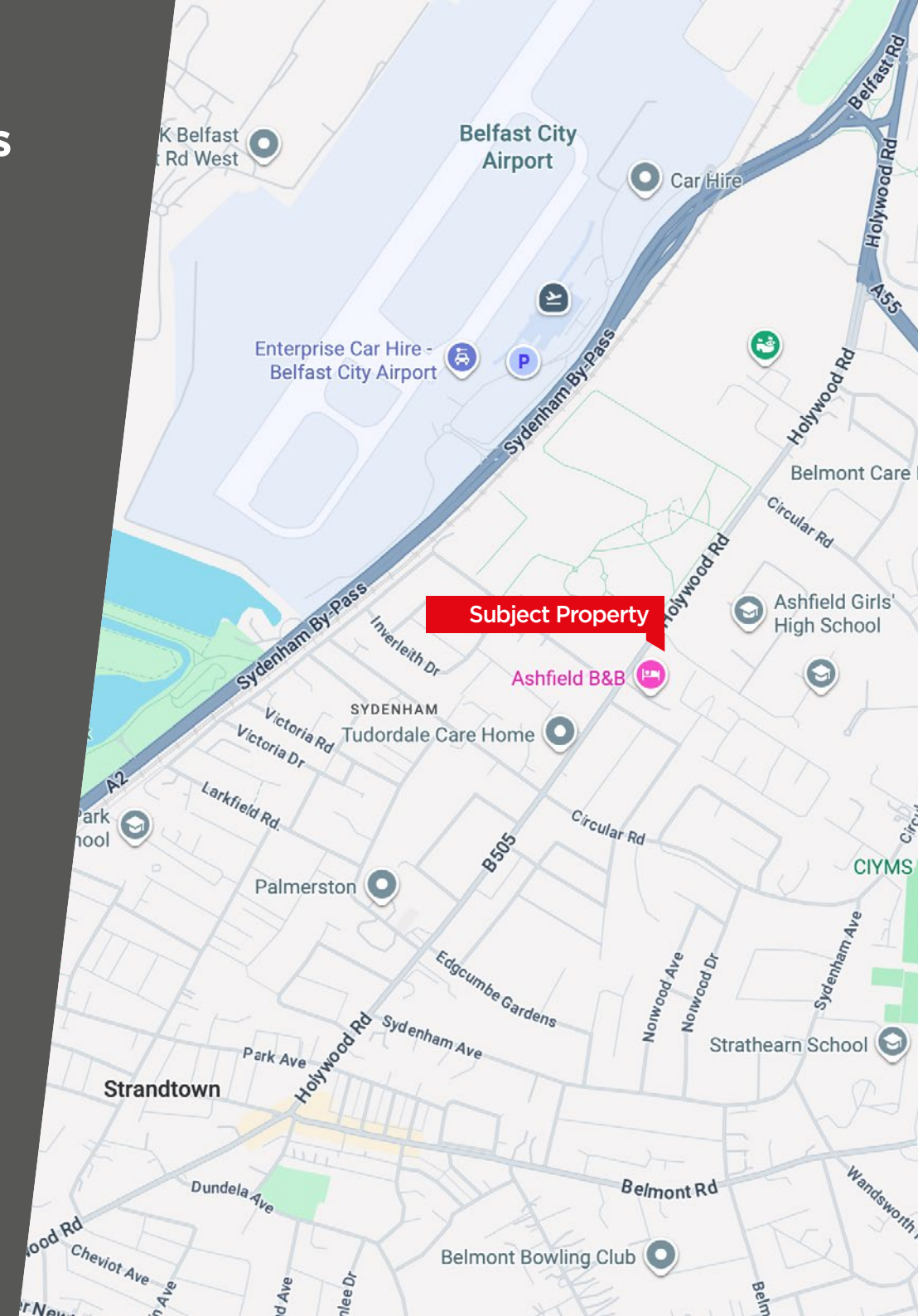
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Summary

- Commercial premises within an intimate business park fronting onto Hollywood Road.
- Spacious ground floor office benefitting from on-site car parking.
- The premises extend to c.880 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property enjoys being in an extremely accessible location, only a short drive to the Sydenham By-Pass, Belmont, Ballyhackamore and Belfast City Centre.



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Description

The property comprises an open plan office space with a separate room suitable for private office or boardroom. Internally the property is plastered and painted with modern kitchenette and accessible WC.

The property benefits from gas central heating and air conditioning.

Accommodation

We calculate the approximate Net Internal Areas to be as follows: -

Description	Sq. M	Sq. Ft
Open Plan Office	65.45	705
Private Office	12.8	138
Store	3.4	37
W/Cs		
Total Approximate Net Internal Area	81.65	880

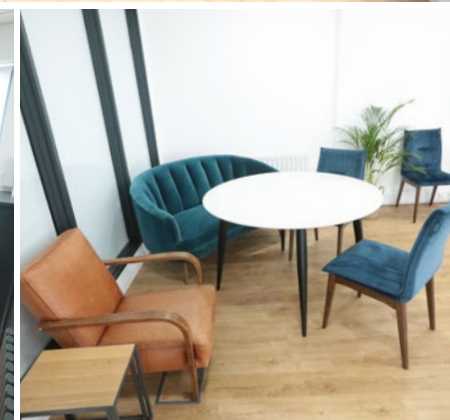
Lease

Length of lease by negotiation

Rates

To be assessed

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Rent

Inviting offers in the region of £12,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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