FOR SALE / TO LET

110-112 HOLYWOOD ROAD
BELFAST, BT4 1NY

CBRE NI
PART OF THE AFFILIATE NETWORK

McConnell | JLL Alliance Partner

HEAD-QUARTERS OFFICE BUILDING
WITH CAR PARKING

EXECUTIVE SUMMARY

- Three storey office building with basement situated fronting onto the Holywood Road in east Belfast.
- Situated on a site of approximately 0.3 acres.
- Car Parking to the front of the property with additional car parking in the basement.
- The property is available to rent at £6.00 per sq ft, exclusive on a negotiable lease. Car parking is included in the rent on a pro-rata basis.
- We are instructed to seek offers in the region of £1,500,000, exclusive.

LOCATION

- The subject property is located on the northern side of the Holywood Road, a short walk from its junction with the Newtownards Road and therefore benefits from a range of sustainable transport options to include the Metro bus service, the Glider and the Connswater and Comber Greenways.
- The property is approximately 2 miles east of Belfast city centre equating to a 10 minute drive time.
- Belfast City Airport is also within a 10 minute drive.
- The surrounding area is primarily commercial in nature with a number of office buildings, Strand Cinema, Holywood Arches Health Centre and CS Lewis Square.

PROPERTY DESCRIPTION

- The property is of steel portal frame construction with external walls finished of facing brick, and a Trocal flat roof.
- Currently comprises of a mix of open plan areas, together with a number of private offices/meeting rooms etc.
- Welcoming entrance lobby with reception area and lift/stair access to the upper floors and basement.
- Finishes include raised access floors, carpeted floors, suspended ceilings, recessed lighting.
- The property benefits from air conditioning and oil-fired central heating.
- Forecourt parking for 8no. cars together with a large basement providing parking for a further 18no. cars.
- WC's on each floor.

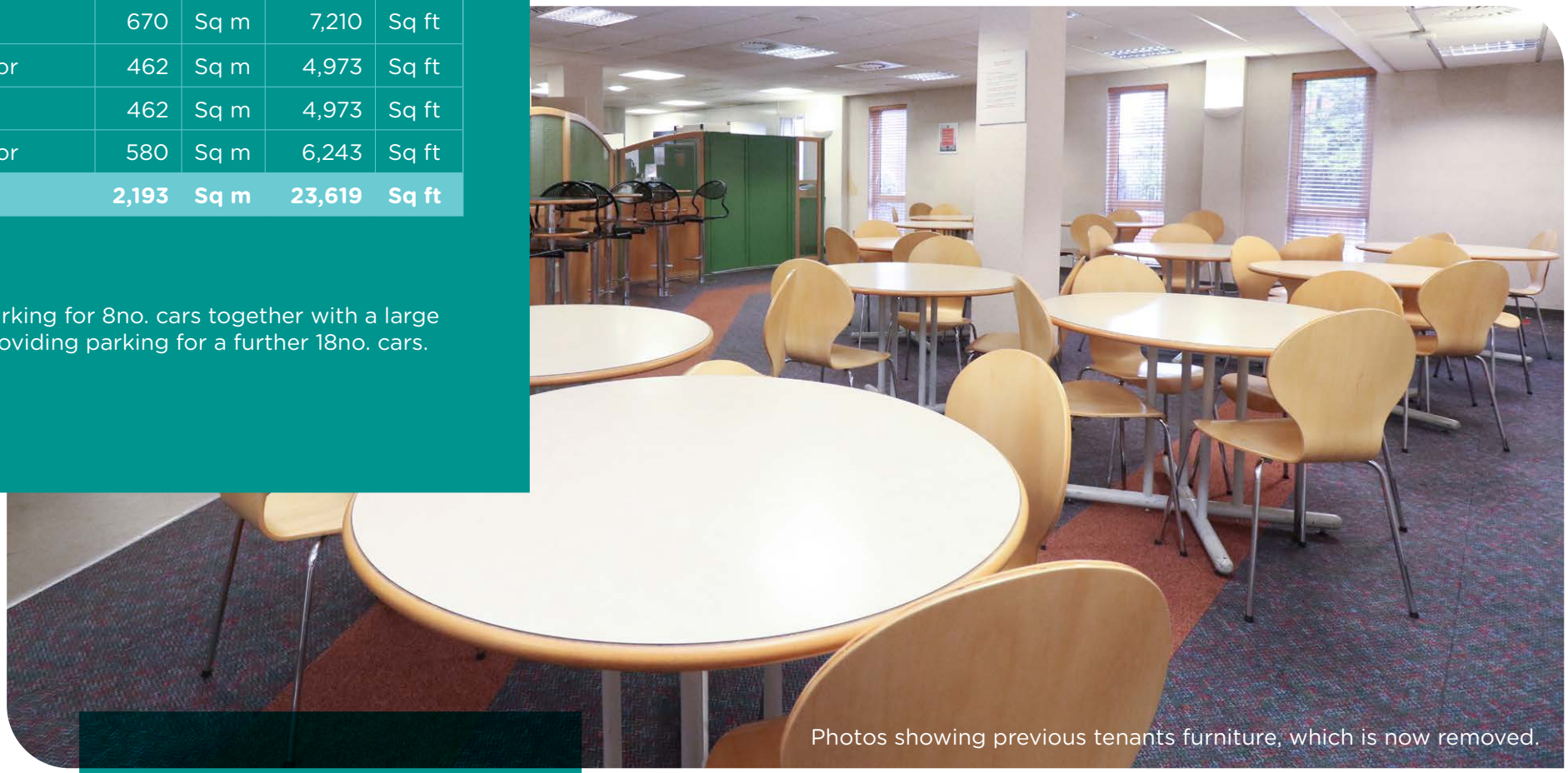
Photos showing previous tenants furniture, which is now removed.

ACCOMMODATION

Basement	670	Sq m	7,210	Sq ft
Ground Floor	462	Sq m	4,973	Sq ft
First Floor	462	Sq m	4,973	Sq ft
Second Floor	580	Sq m	6,243	Sq ft
Total	**2,193**	**Sq m**	**23,619**	**Sq ft**

External

Forecourt parking for 8no. cars together with a large basement providing parking for a further 18no. cars.



Photos showing previous tenants furniture, which is now removed.

SITE

We calculate the overall site area to be approximately 0.30 acres.

TITLE

Long leasehold, subject to a peppercorn.

RATEABLE VALUE

We understand the property has a rateable value of £209,500. The rate in the £ 2026/2027 – £0.650288.

SALES PROPOSAL

We are instructed to seek offers in the region of £1,500,000, exclusive.

RENT PROPOSAL

The property is available to rent at £6.00 per sq ft, exclusive on a negotiable lease. Car parking is included in the rent on a pro-rata basis.

VAT

All prices and outgoings are exclusive of VAT, which may be chargeable.

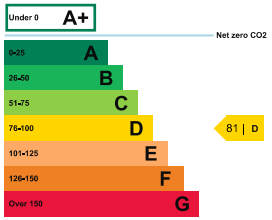
Energy performance certificate (EPC)

110-112 Hollywood Road BELFAST BT4 1NU	Energy rating **D**	Valid until: **24 January 2028** Certificate number: **0290-9957-0388-9560-1074**

Property type	B1 Offices and Workshop businesses
Total floor area	2785 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 34 | B

If typical of the existing stock 92 | D

CONTACT

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