

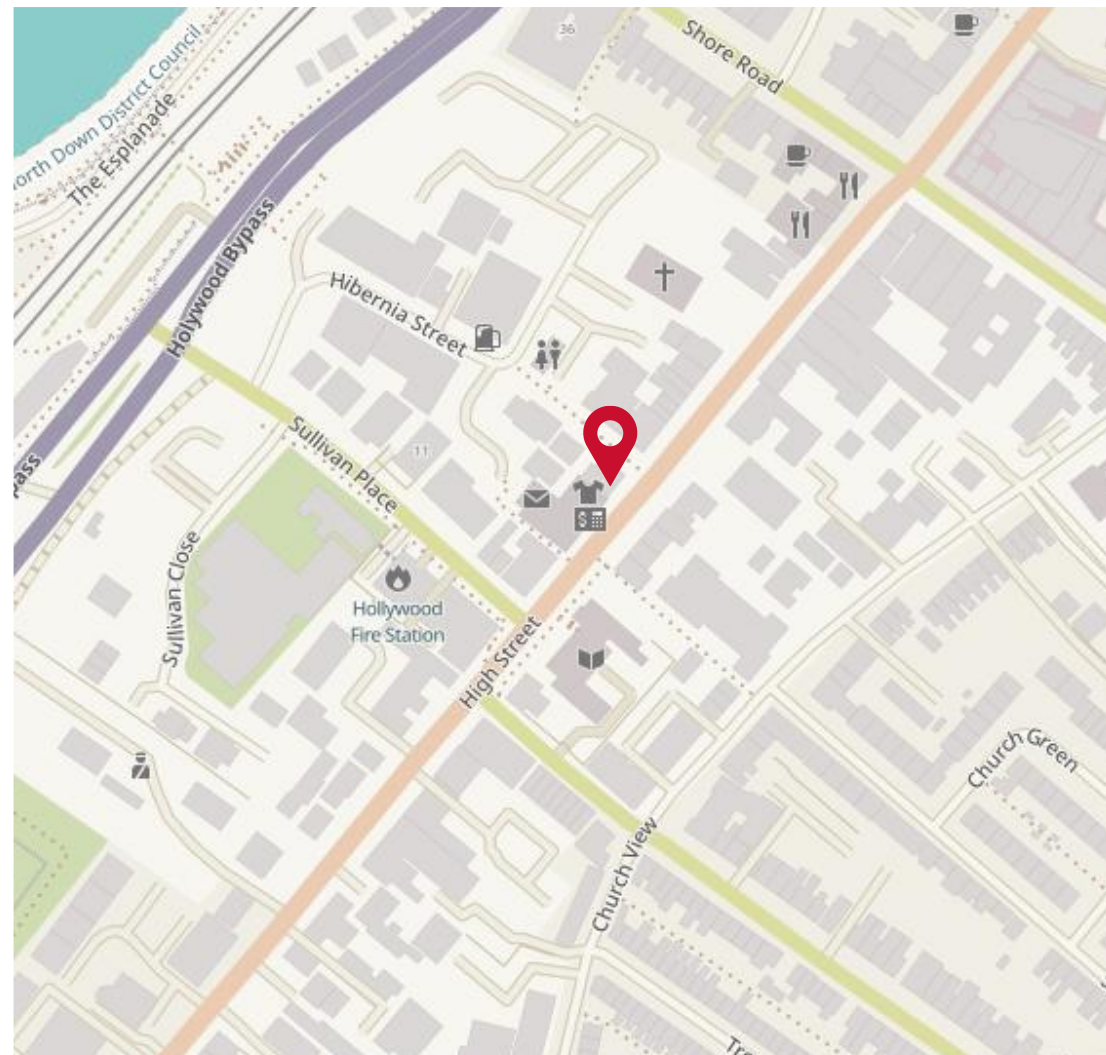
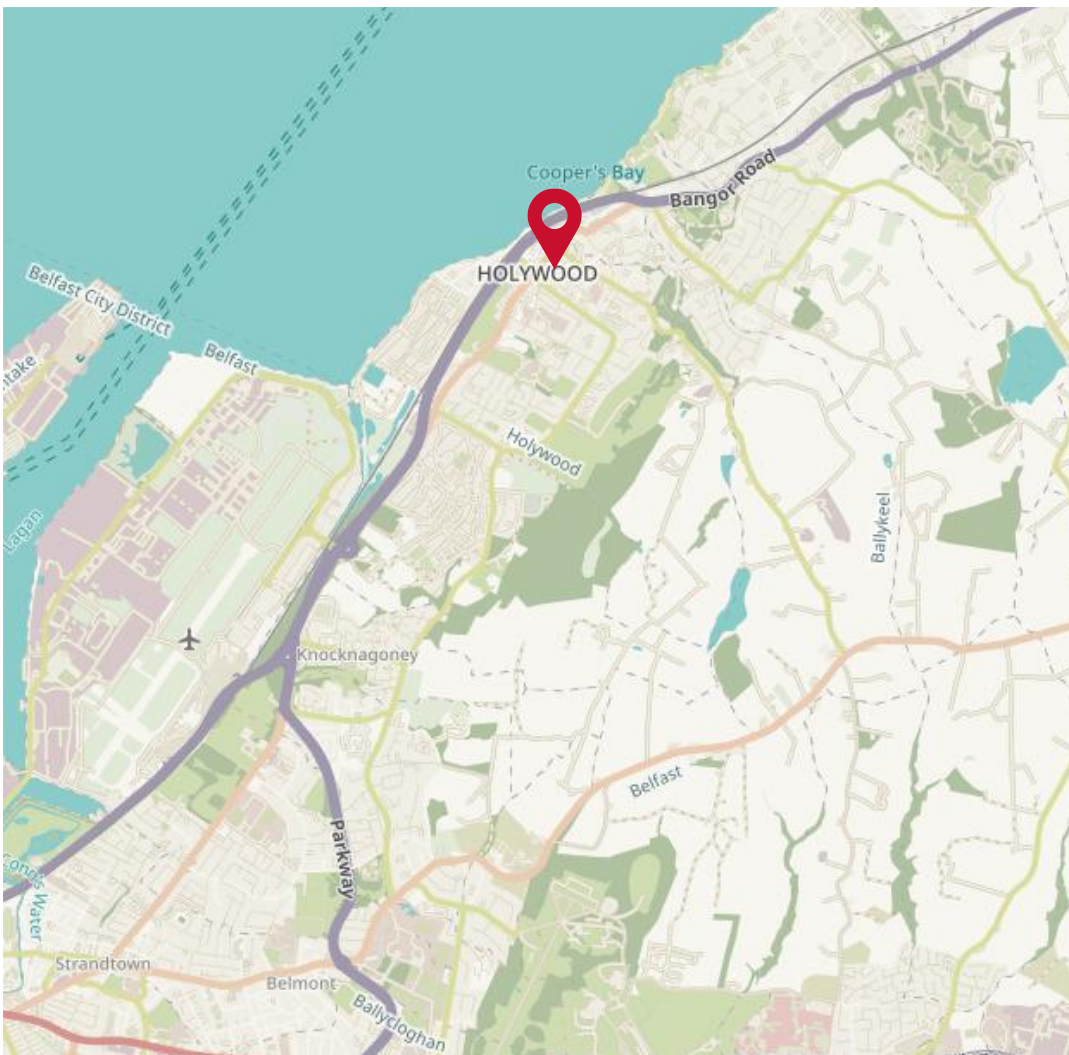
**TO LET**

**Lambert  
Smith  
Hampton**



**2-4 Gray's Lane, Holywood, BT18 9AU**

Modern Self-Contained Upper Floor  
Office Accommodation Totalling  
Approx. 1,005 Sq Ft.



## LOCATION

Hollywood is located off the main A2 Hollywood Bypass, approximately 5 miles east of Belfast City Centre. The town benefits from good communication links via public transport with Hollywood Train Station located across the Hollywood Bypass, providing access directly to Belfast City Centre and Bangor. Hollywood forms a gateway to North Down and consists of a coastal corridor of commuter development, concentrated around an attractive commercial town centre.

The subject property is situated on Gray's Lane and benefits from frontage onto High Street. Located in the heart of Hollywood town centre, the property benefits from a very prominent position and is within close proximity to various shops, cafes, restaurants, and local amenities. Nearby occupiers including Centra, Winemark, Little Wing, Cafe Nero, Boots and Joxer. Hollywood also offers a strategic location for various office occupiers such as MTS Chartered Accountants, Simon Brien Residential and Hewitt & Gilpin.

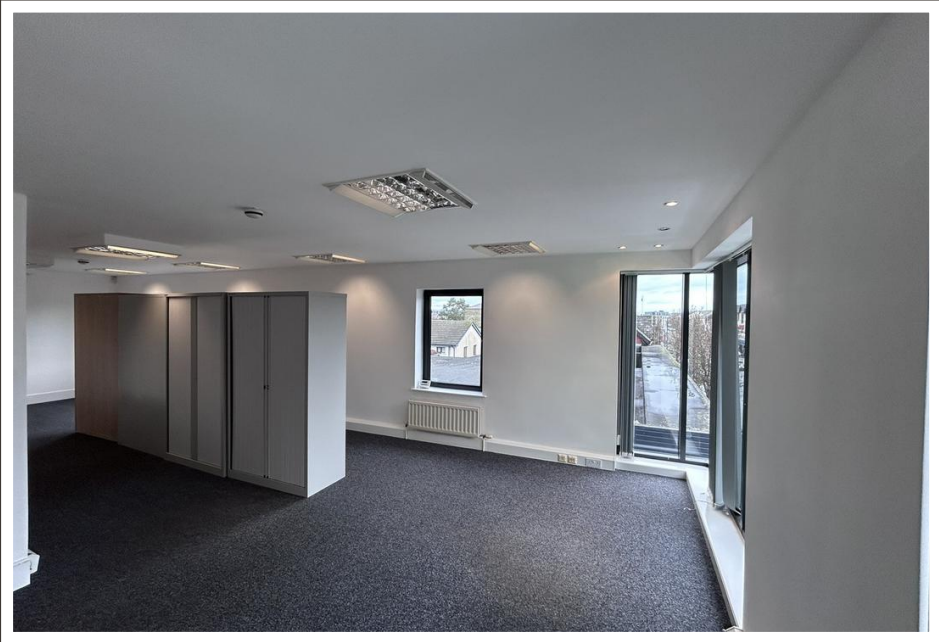
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# DESCRIPTION

The subject property comprises two floors of office accommodation totalling approx. 1,005 sqft. The first floor totals approximately 493 sqft and the second floor totals approximately 512 sqft. The property has been finished to include:

- Carpeted flooring
- Plastered and painted walls
- Perimeter trunking
- Recessed strip lighting
- Glazed frontage, offering an abundance of natural light
- Intercom system
- Kitchen and W/C facilities
- Security alarm
- Gas fired central heating
- Own door access via Gray's Lane
- Prominent frontage onto Hollywood High Street
- Mixture of private meeting rooms and open plan office space



# SCHEDULE OF ACCOMMODATION

| Floor        | Sq Ft |
|--------------|-------|
| First Floor  | 493   |
| Second Floor | 512   |
| Total        | 1,005 |





## For Further Information

### CONTACT

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### CONTACT

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### LEASE DETAILS

|                    |                                                                                                                      |
|--------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Rent -</b>      | £15,000 Per Annum.                                                                                                   |
| <b>Term -</b>      | By negotiation.                                                                                                      |
| <b>Insurance -</b> | Tenant will be responsible for reimbursement of a fair proportion of the building insurance premium to the landlord. |

### RATEABLE VALUE

We have been advised by Land and Property Services for the year 2025/26:

|                                        |                                 |
|----------------------------------------|---------------------------------|
| <b>NAV -</b>                           | £9,950.00                       |
| <b>Rate and Poundage for 2025/26 -</b> | 0.60946                         |
| <b>Rates Payable -</b>                 | Approximately £5,845 Per Annum. |

### ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of C62.

### VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

### ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

**Lambert  
Smith  
Hampton**

[www.lsh.ie](http://www.lsh.ie)

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