

# OFFICE/INVESTMENT FOR SALE



Income Producing Modern Office Building  
c.24,409 sq. ft. With Generous Dedicated  
Car Parking

**ELIZABETH HOUSE,**  
**116-118 HOLYWOOD ROAD, BELFAST**

- Highly accessible edge of town location
- Investment/Asset management opportunity
- Currently producing an income of £199,710
- Mix of private and government tenants

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**Lisney**

## Location

The subject property occupies a highly accessible location on Hollywood Road. Hollywood Road is one of the main arterial routes in the east of the City and provides ease of access to the City centre, George Best Belfast City Airport, The M3 and the wider motorway network. The location benefits from excellent local amenities in both Belmont Village and the Hollywood Arches, including cafes, convenience stores, bars and restaurants.

## Description

The subject comprises 24,409 sq. ft. of DDA compliant office accommodation within a modern three storey office building, situated on a prominent roadside location. The accommodation has been finished to a high specification throughout to include the following:-

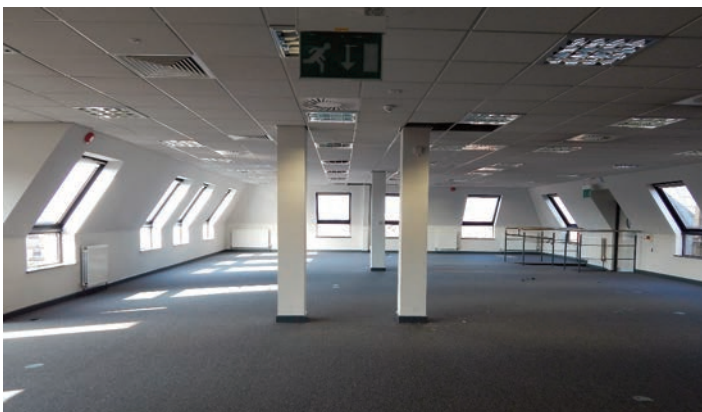
- Raised access flooring
- Comfort cooling
- Oil fired central heating
- Passenger lift
- Suspended ceilings with recessed lighting
- Alarm system, CCTV, keypad and swipe card entry 24/7
- Toilet facilities on each floor

In excess of 50 dedicated car parking spaces (surface and undercroft) are provided to the front and rear of the building. The property provides a rare opportunity to purchase a modern, purpose built office building in a market where stock levels of good quality Grade B and Grade A accommodation are diminishing.

### Ground floor office suite occupied by Ingeus UK Ltd



### Vacant second floor office suite



### Rear car parking



## Tenancy Schedule

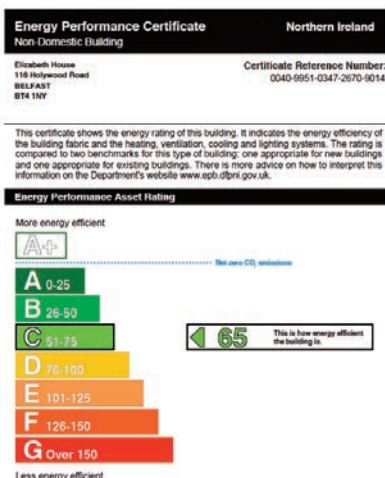
Description	Size (sq. ft.)	Tenant	Lease Term	Lease Expiry	Passing Rent £pa	NAV	Est. Rates Payable 2015/16 Rate Year	Comments
Part Ground Floor	3,865	Ingeus UK Limited	5 years	28th September 2019	£27,055	£37,100	£21,274	Ingeus have a break option on 29th September 2017
Part Ground Floor	4,110	General Consumer Council for NI	10 years	18th March 2015	£43,155	£39,500	£22,650	The General Consumer Council have served the landlord with a notice to determine their tenancy on 24th July 2015
Part First Floor	4,174	General Consumer Council for NI	10 years	18th March 2015	£43,825	£39,500	£22,650	
Part First Floor	4,060	General Consumer Council for NI	6 years	18th March 2015	£45,675	£38,300	£21,962	
Part Second Floor	4,100	Department of Finance & Personnel NI	5 years	31st July 2015	£40,000	£35,800	£20,528	DFPNI have served the landlord with a notice to determine their tenancy.
Part Second Floor	4,100	Vacant	N/A	N/A	N/A [ERV £32,800]	£36,300	£20,818	N/A
<b>TOTAL</b>	<b>24,409</b>				<b>£199,710</b>			

## Asking price

We are seeking offers in the region of £1,750,000 excl.

## Energy Performance Certificate (EPC)

The property has an energy rating of C65. A full certificate can be made available on request.



## Title

We have been advised that the property is held long leasehold, subject to a nominal ground rent.

## VAT

All prices and outgoings quoted are exclusive of but may be subject to VAT

