



HOLLYWOOD EXCHANGE RETAIL PARK

BELFAST BT3 9EJ



➤ **UNITS
AVAILABLE
TO LET**



➤ **2,000 - 4,000
SQ FT
AVAILABLE**

Belfast is the capital of Northern Ireland and is the second largest City on the island of Ireland outside of Dublin. The city has a population of 739,000 within its primary catchment area.

Hollywood Exchange Retail Park is positioned approximately 3 miles (4.8 km) to the east of Belfast City Centre, at the primary gateway to Belfast Harbour Estate. Hollywood Exchange is the dominant retail park in the catchment, providing a significant critical mass of retail warehousing with 150,300 sq. ft (13,963 sq. m) and is accessed directly from the A2 carriageway.

The scheme contains a number of key retailers including Sainsbury's, B&Q, Decathlon, Next Home, and Harvey Norman. Hollywood Exchange is also home to Northern Ireland's only Ikea store and is therefore a key destination within the wider Belfast and general Northern Ireland retail hierarchy. The area also has a large office sector with a number of major employers having representation.



IN GOOD COMPANY

HOLYWOOD EXCHANGE RETAIL PARK

next Sainsbury's Harvey Norman



TESCO



SUBWAY



COSTA

DECATHLON



home bargains



691 free parking spaces



3 miles east of Belfast / 12 minute drive



5 minutes from Belfast City Airport



RETAIL PARK PLAN

The concentration of retail in the area comprises approximately 640 000 sq ft, to include Northern Ireland's sole Ikea store, a Sainsbury's supermarket, and a B&Q warehouse, with over 150,000 sq ft of out of town retail at Holywood Exchange. The scheme benefits from 691 free car parking spaces and the terrace has been built to a modern and high standard. Neighbouring occupiers include Decathlon, Home Bargains and a brand new 22,000 sq ft Lidl store. In addition to the main terrace, the scheme benefits from a second terrace comprising smaller units of modern construction, suitable for restaurant and pod operators.

TENANCY

UNIT	TENANT	AREA (SQ FT)
A1-A2	Lidl	22,000
B-D	Harvey Norman	59,600
E	Next Home	10,700
F-G	Home Bargains	10,700
H	EZ Living Furniture	18,100
I	Decathlon	40,500
01	Costa	1,776
02	Subway	1,162
03	TO LET	4,004
04	Burger King	2,992



CLASS USAGE
A1/A3 Pod



PARKING
691 free spaces



FOOD & BEVERAGE
Costa/Subway/
Burger King



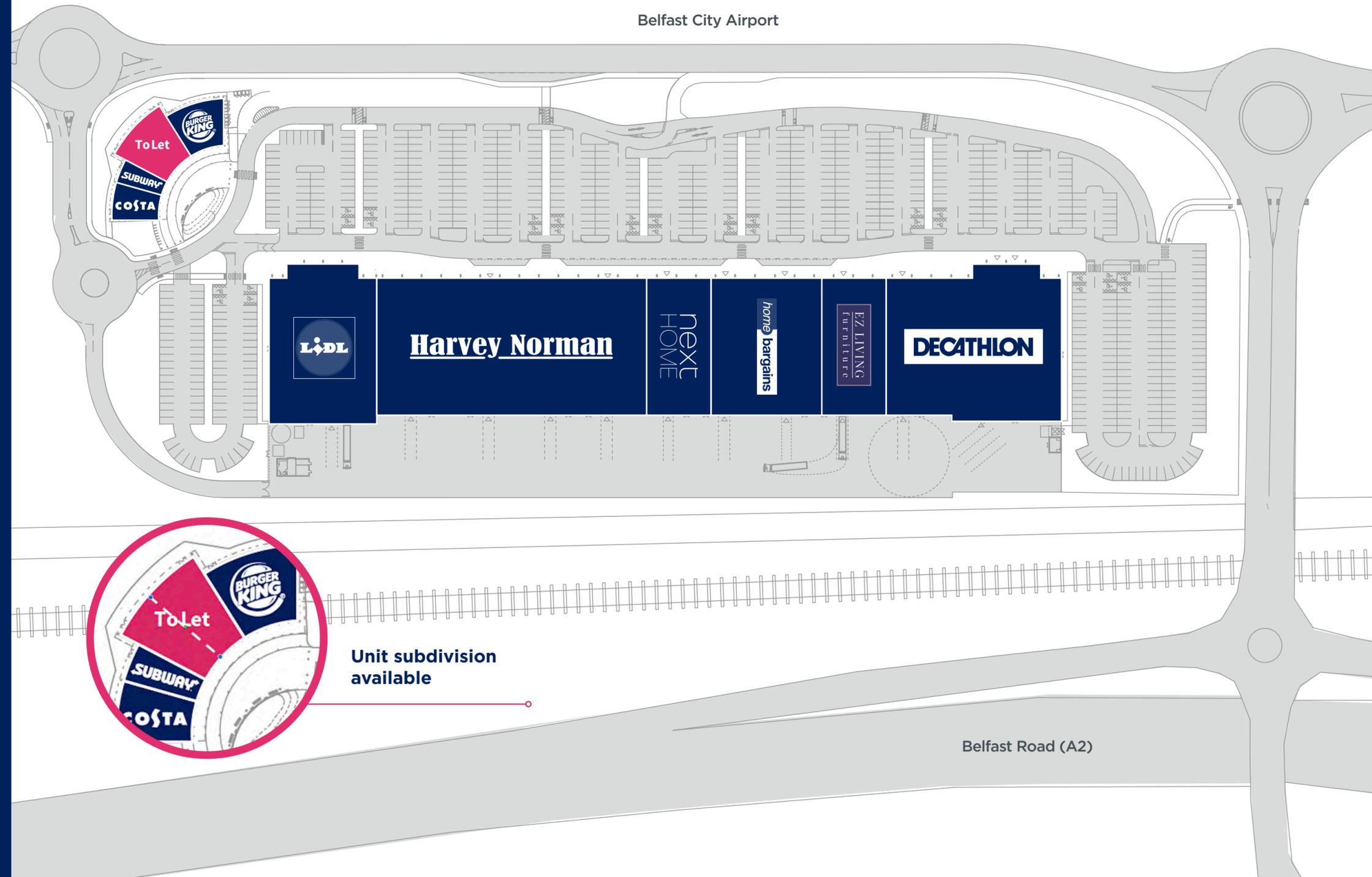
OVERALL SIZE
150,300 sq ft



CCTV
Full site CCTV



ATM
ATM on site





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FOR VIEWINGS AND FURTHER INFORMATION PLEASE CONTACT:

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VAT

All prices, outgoings
and rentals are exclusive
of, but may be liable
to Value Added Tax.

EPC RATING

Individual unit
EPCs are available
upon request.

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