

**Tim Martin**  
— .co.uk



**6 The Square  
Ballygowan  
BT23 6HA**

**Rent  
£8000 p.a.**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

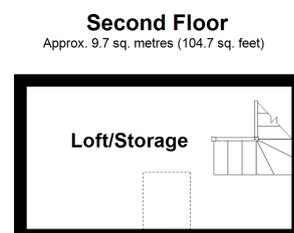
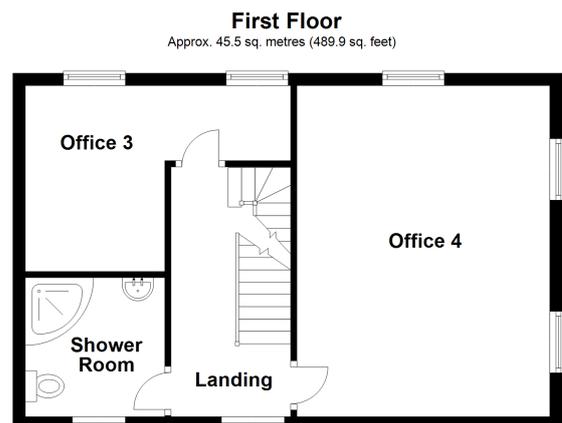
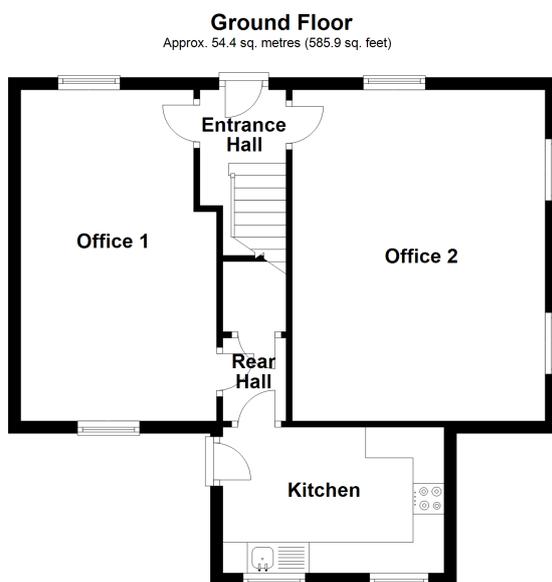
## SUMMARY

An excellent opportunity to rent these spacious office suites in the heart of Ballygowan village with ease of access to Downpatrick, Belfast and Newtownards.

The premises have recently undergone a complete renovation, boasting superb, high end office accommodation extending to approximately 863 sqft or thereabouts. The property is fitted with oil fired central heating and uPVC double glazing, with the accommodation spread over two floors comprising of four office suites, modern fitted kitchen and shower room to the first floor. The premises are ideally suited for a wide range of businesses (subject to planning) to include, solicitors, dental practice, accountants, art studio etc.

### FEATURES

- Recently Renovated
- Oil Fired Heating
- uPVC Double Glazing
- Accommodation Spread Over Two Floors
- Suitable for a Range of Businesses
- Modern Fitted Kitchen
- Show Room to First Floor



Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

**6 The Square, Ballygowan**

#### OFFICE 1 234ft<sup>2</sup>

Ample power points; telephone connection points; fluorescent lighting; tv aerial connection point.



#### OFFICE 2 182ft<sup>2</sup>

Ample power points; telephone connection points; fluorescent lighting; tv aerial connection point.



#### REAR HALL

#### KITCHEN 90ft<sup>2</sup>

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating Leisure single drainer stainless steel sink unit with mixer tap; electric under oven; hob; concealed extractor fan under pull out canopy over; Formica worktops and matching upstands; vaulted ceiling with fluorescent lighting; glazed uPVC door to rear.



#### FIRST FLOOR/LANDING

Access to floored roofspace with Aquagold hot water tap and pressurised system.



#### OFFICE 3 234ft<sup>2</sup>

Ample power points; telephone connection point; fluorescent lighting; tv aerial connection points.

#### SHOWER ROOM 54ft<sup>2</sup>

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment. Fitted sliding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled WC; vinyl floor; recessed spotlights; extractor fan.



#### OFFICE 4 69ft<sup>2</sup>

Ample power points; telephone connection points; fluorescent lighting.

**OUTSIDE**

Parking to front; enclosed yard to rear; enclosed oil fired boiler; PVC oil storage tank.

**TOTAL NAV**

£1850.00

**RATES PAYABLE**

£944.85 per annum (approx)

**TERM**

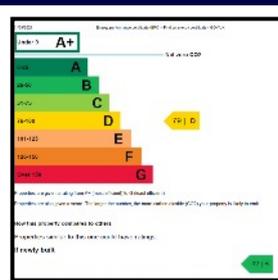
By negotiation

**DEPOSIT**

Totalling 3 months rent

**VIEWING**

Strictly by appointment through agent



Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 878956

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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