

2B Balloo Park, Bangor, BT19 7PP

To Let

Portal Frame Trade-Counter Warehouse with a GIA of 3,200 sq ft plus Mezzanine Floor of 1,661 sq ft
On a Self-Contained Site of approximately 0.4 acres



Lambert
Smith
Hampton

Location

The subject property is located on Balloo Park in Balloo Industrial Estate, North Down's most popular industrial / commercial location. Balloo Industrial Estate is easily accessible to Belfast, being only c 20 minutes drive, along with North Down and the Ards Peninsula. The site itself is located just off the Bangor to Ards dual carriageway and is in close proximity to Bloomfield Shopping Centre, Sainsbury's Homebase, Regency Carpets and Richmond.

Description

- Steel portal frame;
- Concrete floor;
- 5m eaves;
- 1no. roller shutter door;
- Oil fired space heaters;
- 3 phase power supply;
- Site of 0.4 acres;
- 11no. car parking spaces;
- Plastered and painted walls;
- Fluorescent strip lighting;
- Suspended ceilings;
- Fire & Security alarms;
- Carpeted flooring;
- Aluminium framed double glazing;
- Profiled metal cladding;
- Air conditioning.



For Indicative Purposes Only

Schedule of Accommodation

	Sq Ft	Sq M
Warehouse	3,200	297.3
Mezzanine	1,661	154.3
Total Internal Area	4,861	451.61

Lease Details

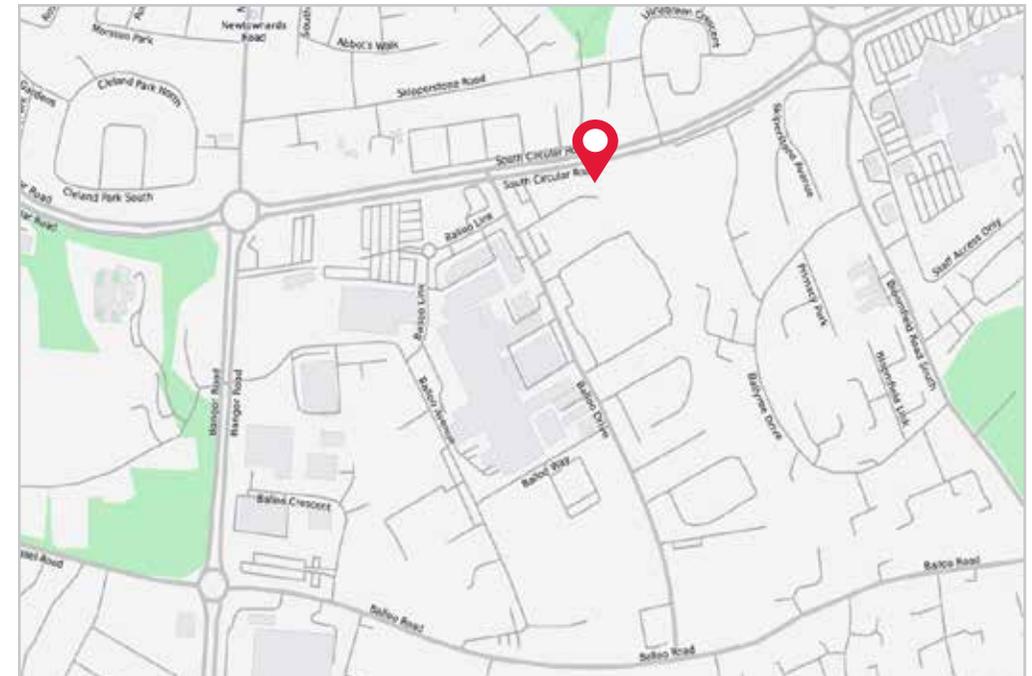
Term - By negotiation.

Rent - £32,000 per annum exclusive.

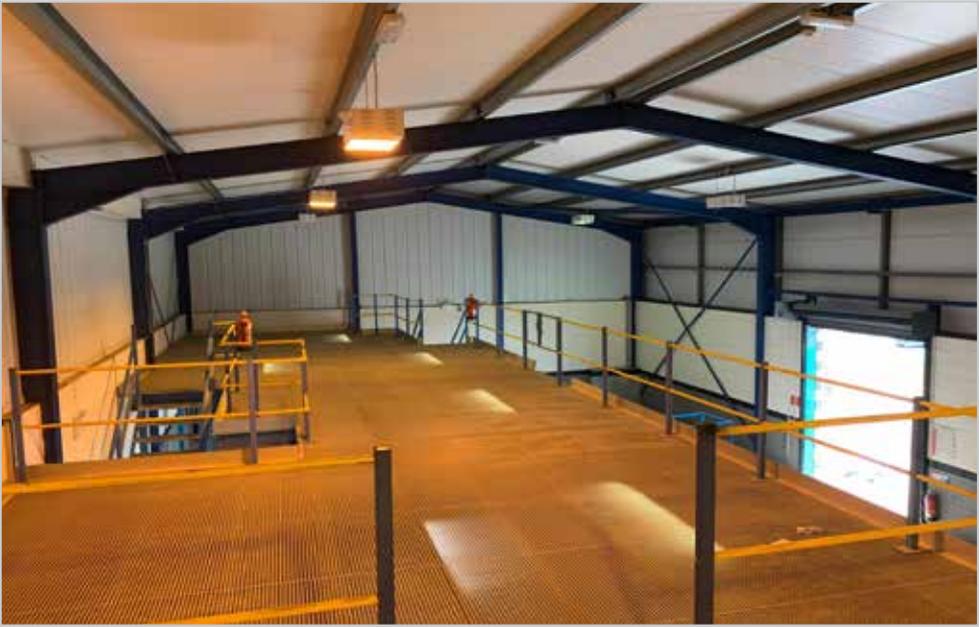
Rent Review - 5 yearly.

Repairs - The tenant is to be responsible for external and internal repairs.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.









Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £17,200

Rate in £ 19/20: £0.58936

Rates payable, if applicable: £10,137

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-



**Lambert
Smith
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