



**To Let (by way of assignment)**  
**Warehouse and Office Premises**

Unit 19 Maryland Industrial Estate, Ballygowan Road,  
Carryduff, BT23 6BL

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**FRAZER  
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## Summary

- Excellent warehouse premises with ancillary offices extending to c.8,080 sq ft.
- Prominent location with good connections to Belfast, Ballygowan, Carryduff, Comber and Newtownards.
- Extensive private car park and hard standing.

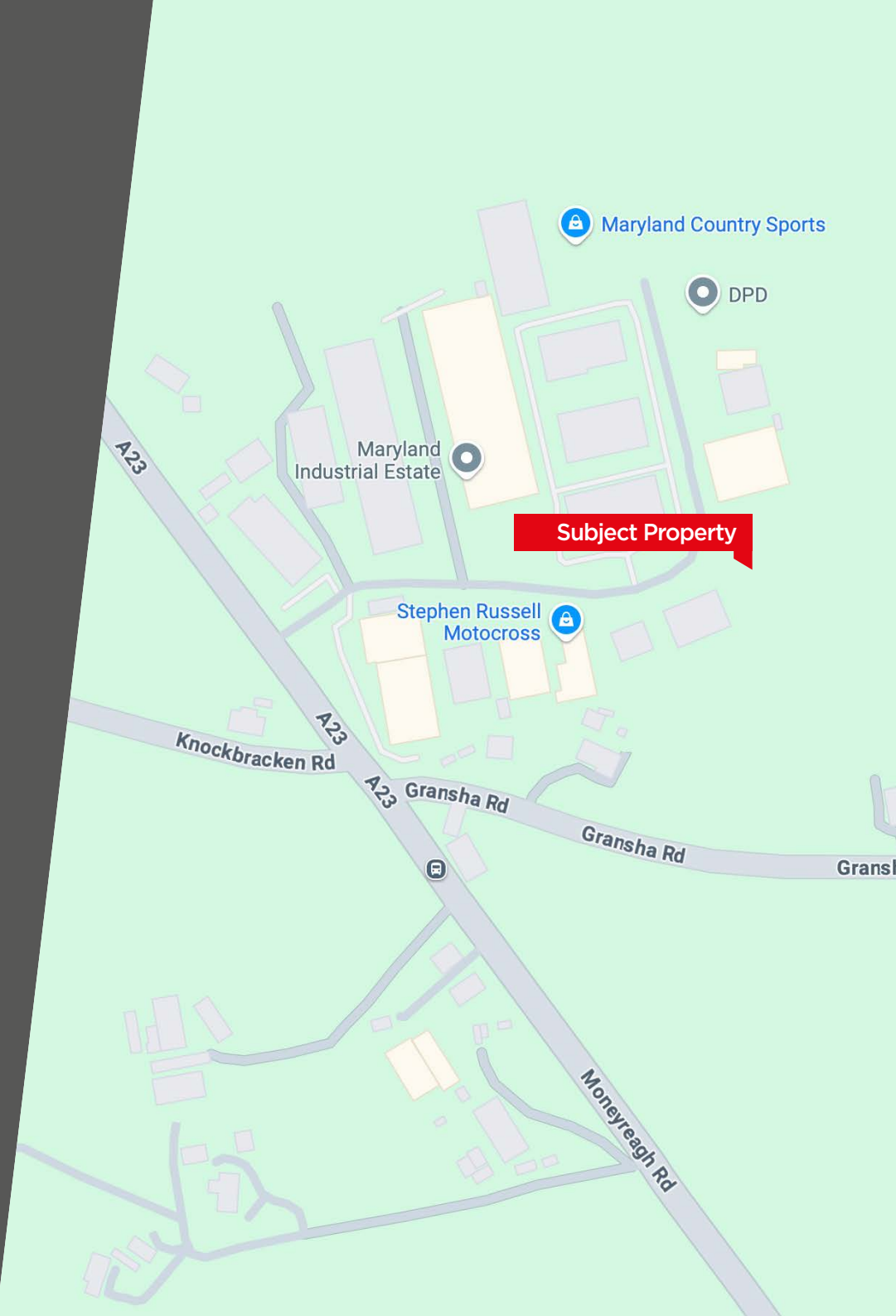
## Location

The property is located within Maryland Industrial Estate, which is a well-established industrial estate situated c.6 miles from Belfast city centre 8 miles from Newtownards and 4 miles from Carryduff.

The surrounding occupiers include Crossen Engineering, S M McKee equipment suppliers, Stephen Russell Motorcross, The Hot Tub Centre, DPD and the Formation Works.



Not To Scale. For indicative purposes only.



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## Description

The property comprises a modern steel portal frame warehouse plus mezzanine storage with five electric roller shutter door access points from the front yard.

The office accommodation has an inviting reception/customer entrance, two generously sized offices, a kitchen and staff room, and toilet facilities.

Extensive on-site car parking and hard standing is provided.

## Accommodation

We calculate the approximate net internal areas to be as follows:

Description	Sq. M	Sq. Ft
Warehouse	624.87	6,726
Mezz Store	79.16	852
Office 1	22.39	241
Office 2	14.13	152
Staff Room	6.97	75
Kitchen	3.16	34
W/Cs		
<b>Total Approximate Net Internal Area</b>	<b>750.68</b>	<b>8,080</b>



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## Lease

The property is available to lease by way of assignment, the salient details of the current lease being as follows:

Term: 10 years from 1st February 2018  
Lease: Full repairing and insuring  
Rent: £40,000 per annum  
Note: A new lease may be available by negotiation  
Service Charge: Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, of the estate premises forms part and repayment of the landlord's insurance premium.

## Rates

NAV: £27,300

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £17,105.97 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

All figures quoted are exclusive of VAT, which may be payable.

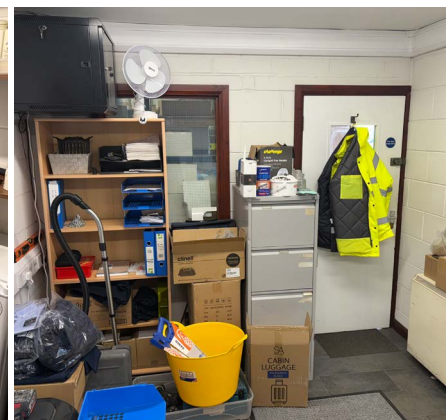
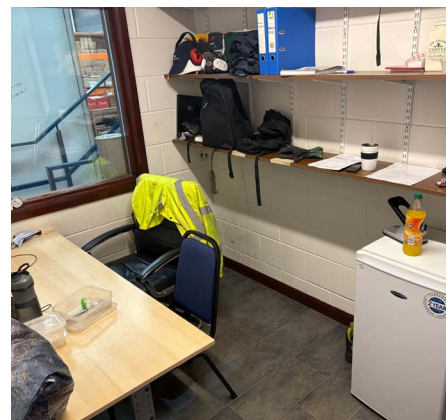
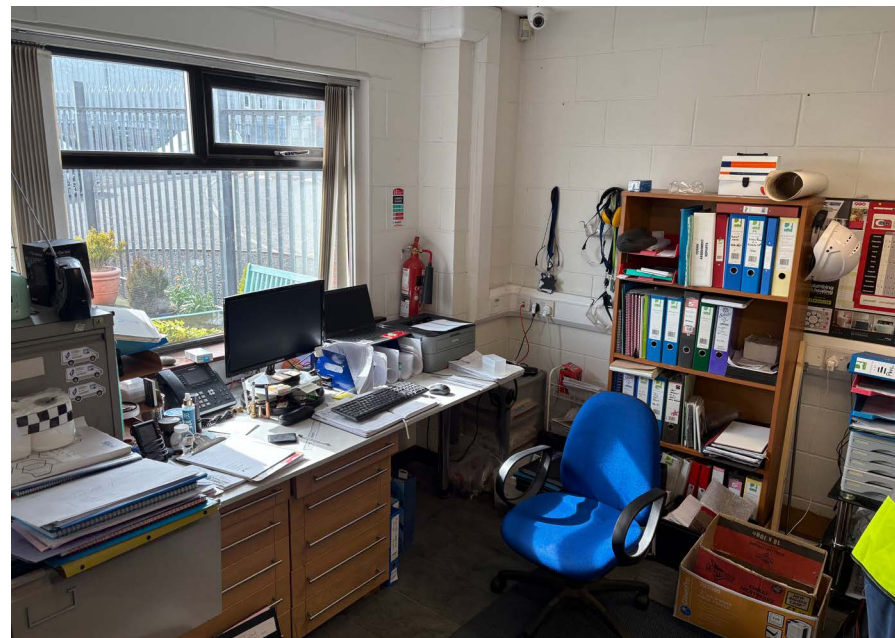
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk



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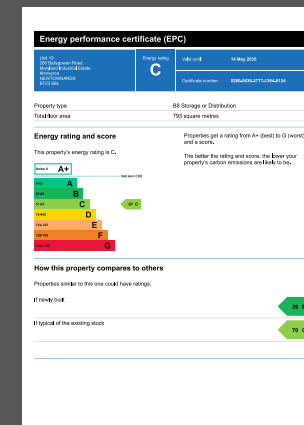
For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Molly Willis**  
07534 181029  
mwillis@frazerkidd.co.uk

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EPC



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