



UNIT 11 CARROWREAGH BUSINESS PARK DUNDONALD BT16 1QQ

Location

The subject property is located c. 6 miles from Belfast City Centre on the Upper Newtownards Road, one of the main arterial routes in/out of Belfast providing main road linkages to the Motorway network and Belfast's Outer Ring Road.

Carrowreagh Business Park is highly sought after and very well maintained warehouse / business location, situated off Carrowreagh Road which in turn is located directly off the Upper Newtownards Road dual carriageway in Dundonald. The premises offer good access to the Greater Belfast area, North Down and the motorway network via the Knock dual carriageway.

Neighbouring occupiers include IED Print, Ream Print Solutions, Anchor Flooring, Aroma Hygiene, etc.

Description

The property comprises of a mid-terrace warehouse / business unit of steel portal frame construction with a feature full height glazed entrance façade and a pitched roof, covered with profile metal clad sheeting with inset Perspex panels.

Internally the unit benefits from an open plan layout with a mezzanine floor, WC & WHB and finished with a power floated concrete floor.

Accommodation

The approximate gross internal areas are as follows:-

Ground Floor:	2,120 sq ft	196.91 sq m
Mezzanine:	997 sq ft	92.63 sq m
Total	3,117 sq ft	289.54 sq m

Rent

Inviting offers in the region of £14,500 Per Annum.

Lease

Length of lease by negotiation.

Rates

NAV: £10,700.00

Rate in £ (2019-2020): 0.566772

Rates Payable: £6,064.46 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

Tenant to be responsible for payment of a service charge towards the upkeep and maintenance of the car park.

Repairs & Insurance

Tenant to be responsible for interior and exterior repairs to the property and repayment of the landlord's insurance premium.

Management Fee

Tenant to be responsible for payment of agent's management fees, which are calculated at 5% of the annual rent plus VAT.

VAT

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

Viewing

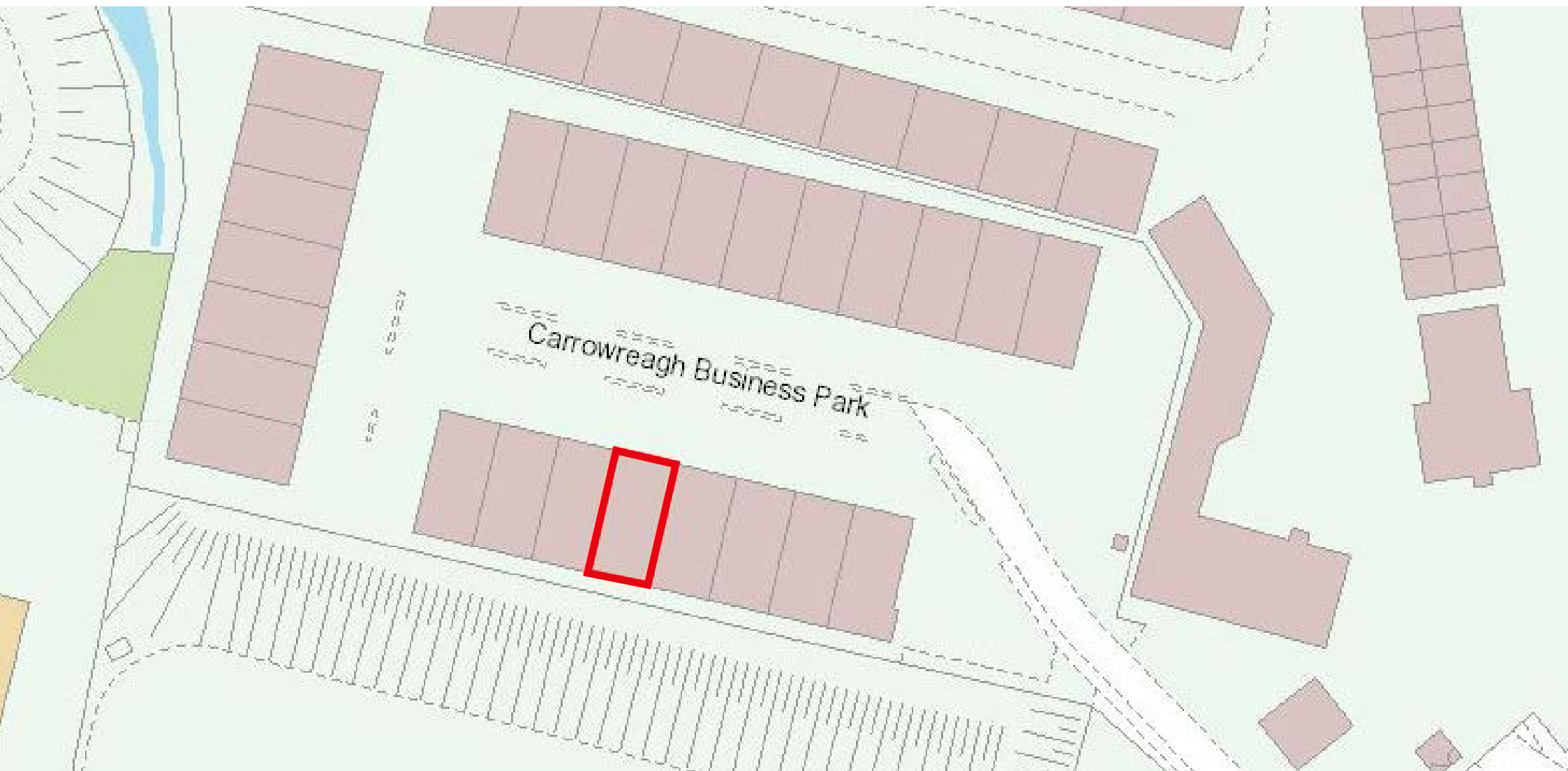
Strictly by appointment with the sole letting agents.

Frazer Kidd

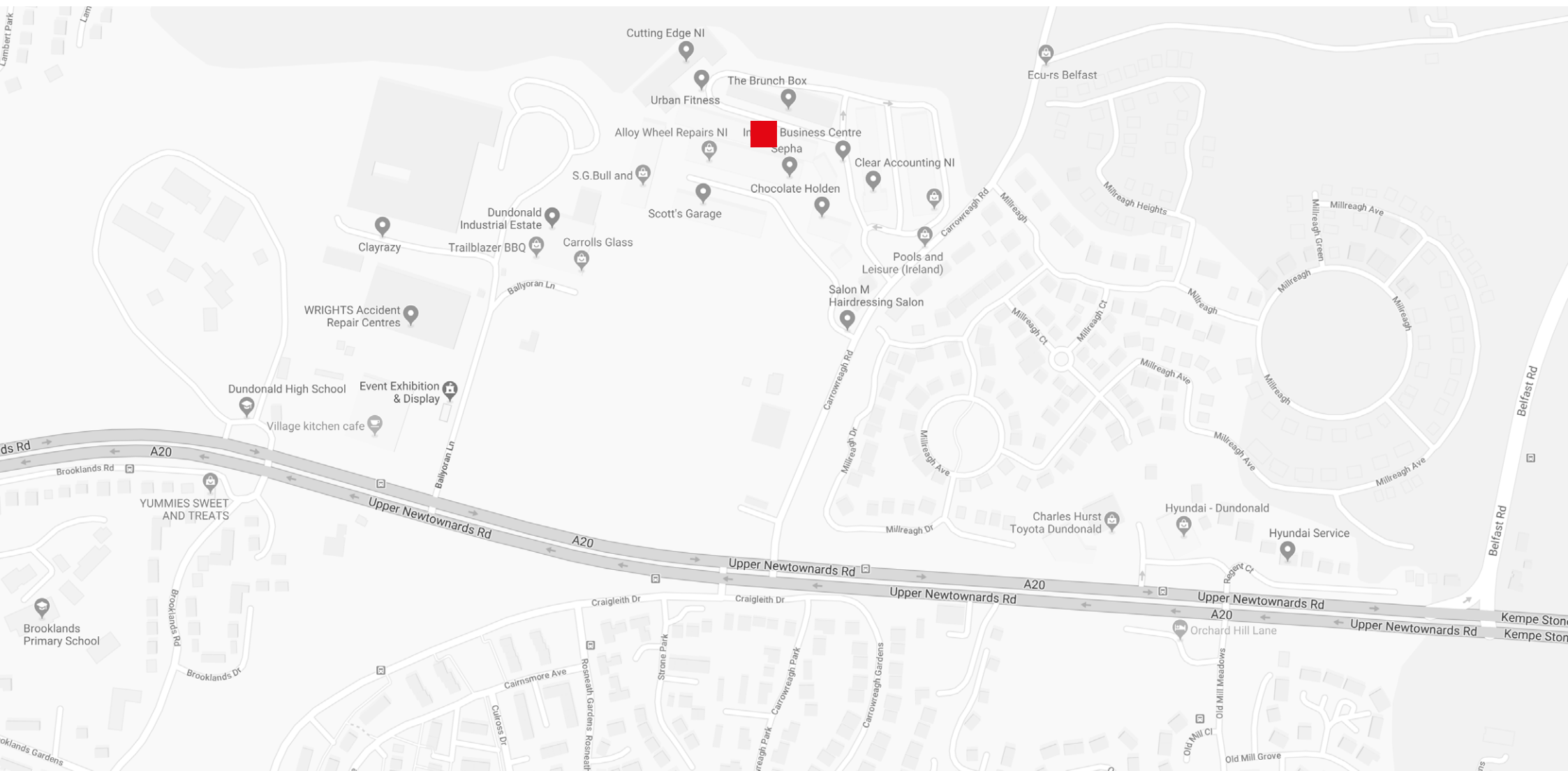
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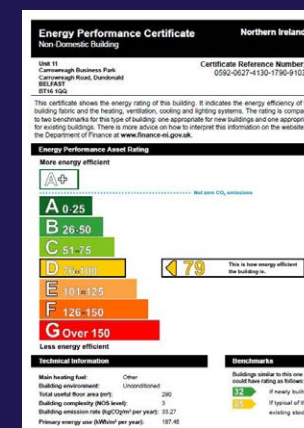
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EPC



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