

9 ENTERPRISE ROAD RATHGAEL INDUSTRIAL ESTATE BANGOR BT19 7TA



**SELF-STORAGE OPPORTUNITY**

## 9 ENTERPRISE ROAD RATHGAEL INDUSTRIAL ESTATE BANGOR BT19 7TA

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### Summary

- Extensive Warehouse Premises extending to c. 34,000 sq ft (3,159 sq m)
- Located just off the A21 Bangor to Newtownards Dual Carriageway
- Accessed off Enterprise Road, very close to the Department of Finance & Personnel Headquarters
- Potential on-site car parking for up to 50 cars.
- Sure to appeal to Self-storage/Removal companies and other occupiers who require a large amount of space.

### Location & Description

The property comprises a warehouse extending to approximately 34,000 sq ft (3,159 sq m). The warehouse is of portal frame construction with blockwork elevations, concrete floor and eaves height of c. 4.85m. The building is accessed via a roller shutter.

The building consists of a variety of showroom, office and dispatch areas.

### Accommodation

We calculate the approximate Gross Internal Area to be as follows-

Warehouse: 34,000 sq ft (3,159 sq m)

This total incorporates a range of dispatch/office/packing areas.

### Rent

Offers invited in the region of £48,500 per annum.

A rent of this level represents a rate of £1.43 per sq ft.

### Lease Term

By negotiation.

### Repairs

The tenant will be responsible for internal and external repairs to the property throughout the duration of the lease.

### Service Charge

Tenants are to be responsible for the payment of a service charge in connection with the landlord's outgoings to include the building insurance premium, upkeep and maintenance of the common areas and agent's management fees, which are calculated at 3% plus VAT of the annual rent.

### RATES

This property is yet to be reassessed by Land & Property Services following half of the building recently being let. We therefore estimate that the Rates Payable for the year 20/21 to be approximately £42,500.

\*We recommend that interested parties speak with Land and Property Services to satisfy themselves regarding the approximate rates payable.

### VAT

All figures quoted are exclusive of VAT, if applicable.

### Viewing

Strictly by appointment with the sole letting agents-

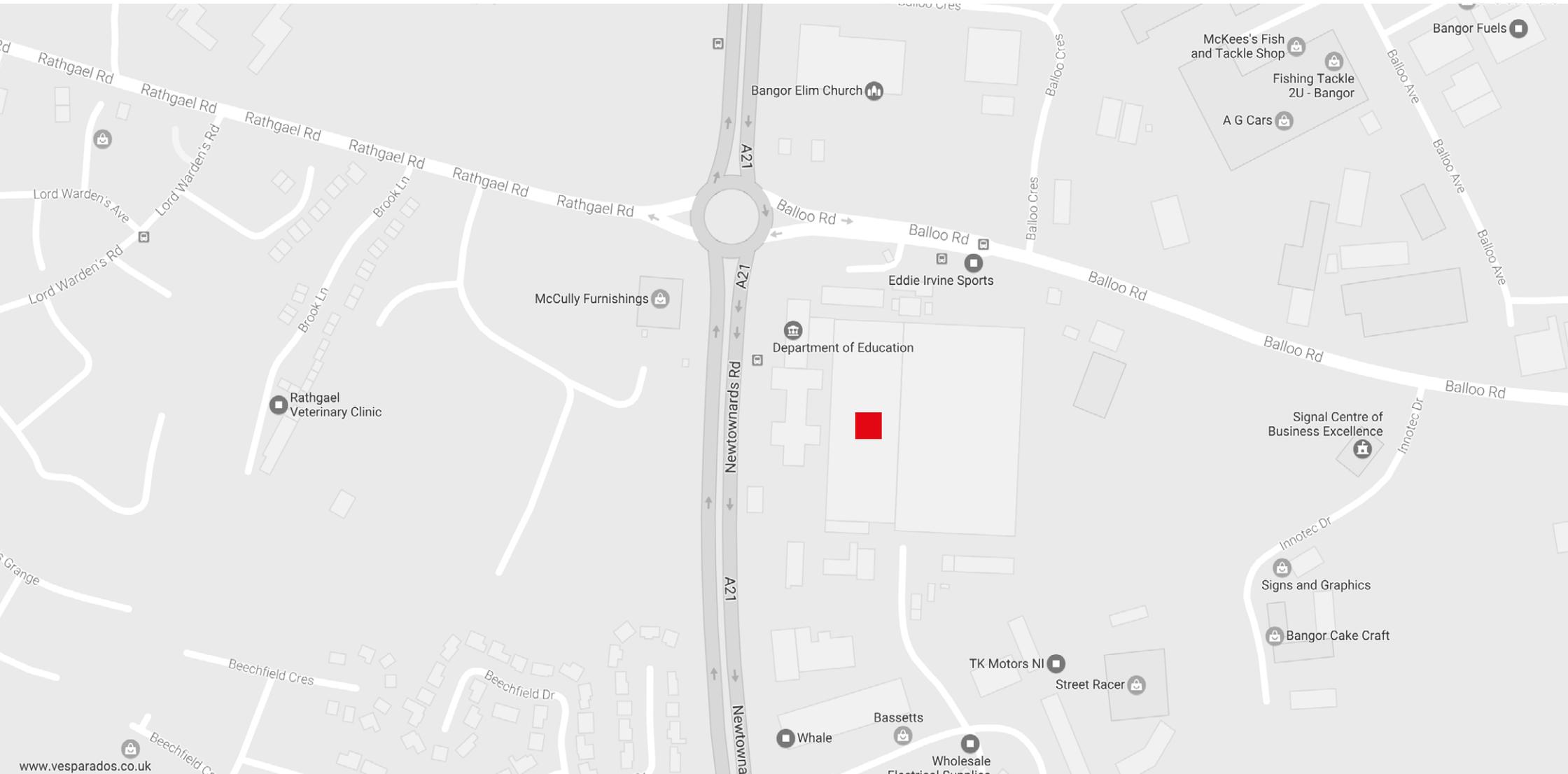
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