

9 ENTERPRISE ROAD RATHGAEL INDUSTRIAL ESTATE BANGOR BT19 7TA



SELF-STORAGE OPPORTUNITY

9 ENTERPRISE ROAD RATHGAEL INDUSTRIAL ESTATE BANGOR BT19 7TA

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-

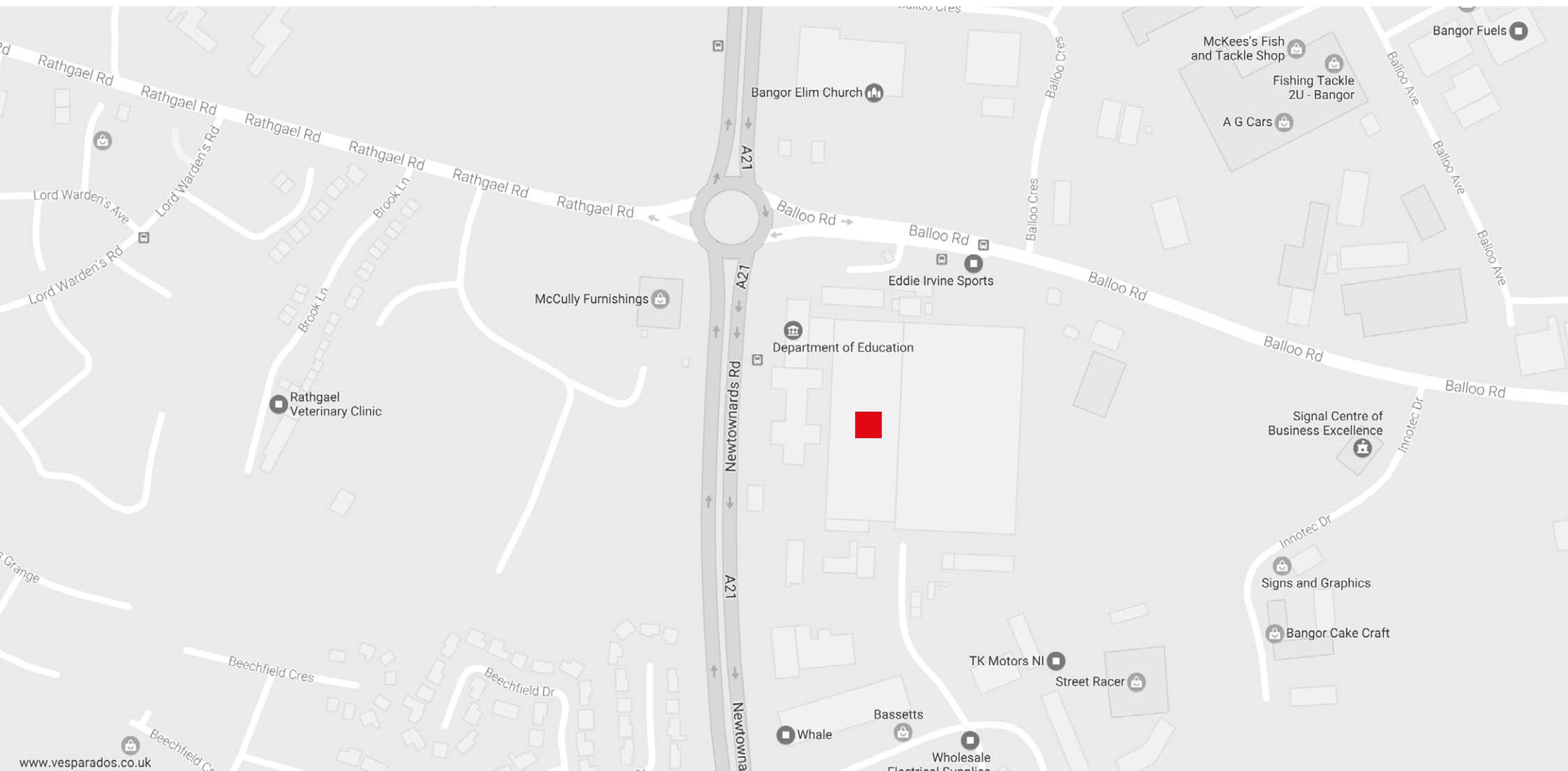
Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



9 ENTERPRISE ROAD RATHGAEL INDUSTRIAL ESTATE BANGOR BT19 7TA



For further information please contact:



FRAZER KIDD

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

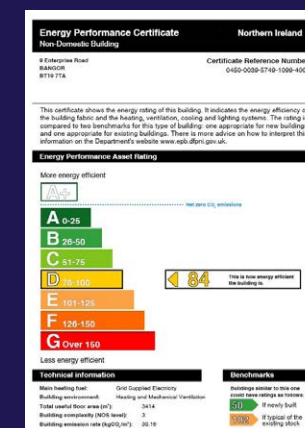
Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

EPC



Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.