



## To Let Warehouse Premises

Unit 21N, South Business Park,  
Enterprise Road, Bangor, BT19 7TA

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## Summary

- Excellent warehouse premises extending to 2,136 sq ft.
- Prominent location with good connections to Bangor, Belfast and Newtownards.
- Modern warehouse building with mezzanine and office accommodation.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

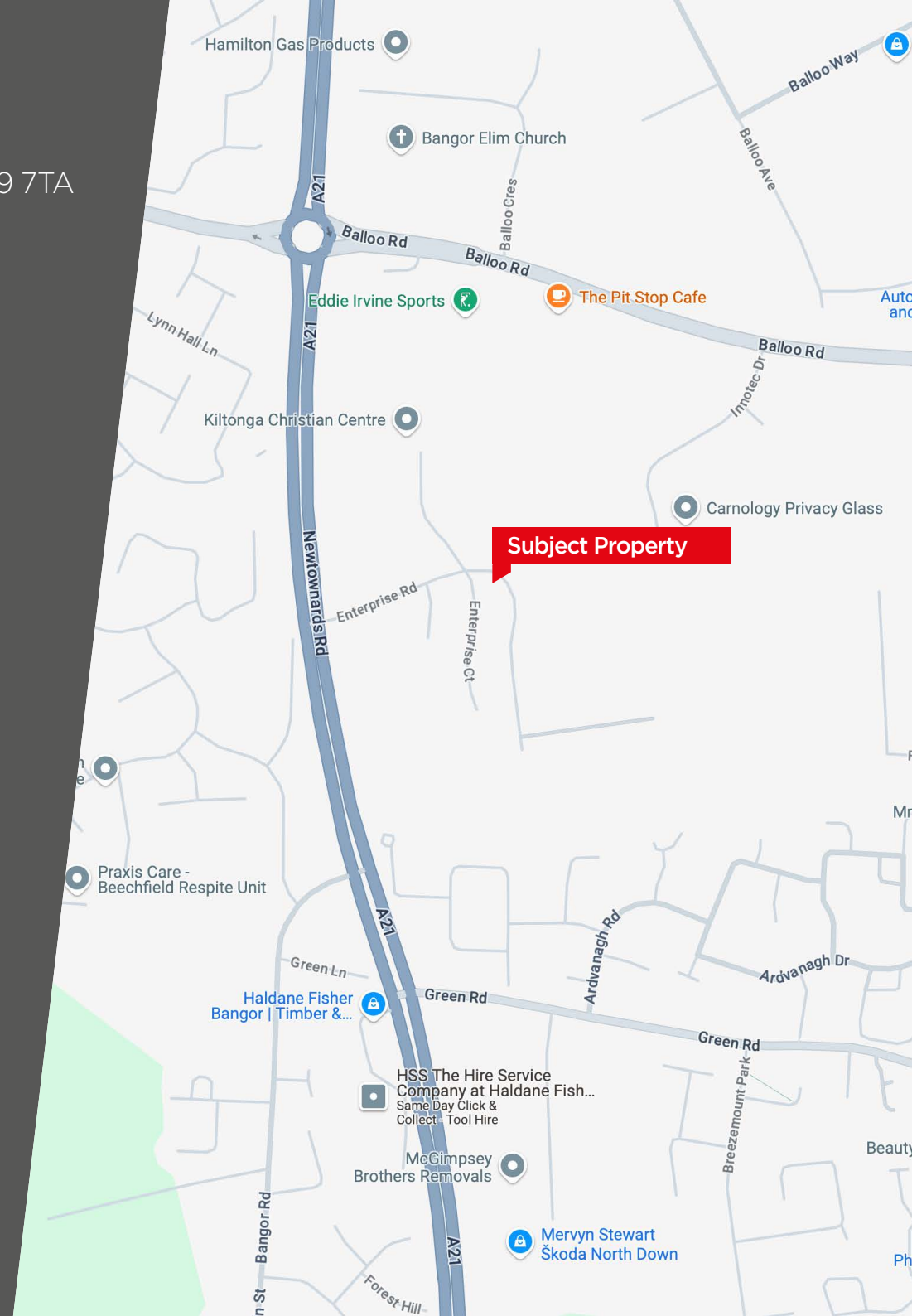
## Location

The property is located within South Business Park which is a well-established industrial and warehouse location on the periphery of Bangor city. The business park provides easy access to Belfast (13 miles), Newtownards (4 miles) and Belfast City Airport (10 miles).

The surrounding occupiers include Bassetts, CCT Bathrooms, The Gill Corporation, DAZN and Navico Group.



Not To Scale. For indicative purposes only.





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## Description

The property comprises a modern steel portal frame warehouse, with block walls, concrete flooring, three phase power supply, electric roller shutter door and a steel framed mezzanine level, which can be removed if desired.

The office accommodation is arranged over ground and first floors, with an inviting reception/customer entrance, toilet and kitchen. The first floor includes two generously sized offices, a store and toilet.

The offices are fitted to include gas fired central heating, a suspended ceiling with recessed fluorescent lighting, intruder alarm and an aluminum framed glazed frontage, providing excellent natural lighting.

The offices would benefit from redecoration to include new flooring/carpet replacement and painting.

On-site car parking is available for staff and customers.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Office 1 / Reception Area	34.12	367
	Warehouse	68.47	737
	Kitchen	4.62	50
	W.C.	1.97	21
	DDA W.C.	3.82	41
First Floor	Warehouse Mezzanine	42.31	455
	Office 2	18.41	198
	Office 3	12.68	136
	Store	9.28	100
	W.C.	2.88	31
<b>Total</b>		<b>198.56</b>	<b>2,136</b>



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## Rates

NAV: £7,950

Non-Domestic Rate in £ (24/25): 0.568667

Rates Payable: £4,520.90 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).

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £15,000 per annum.

## Repair

Tenant to be responsible for interior and exterior repairs to the property.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and repair of the Business Park, of which the subject premises forms part. Estimated to be £360 for year 2024.

## Insurance

Tenant to be responsible for the reimbursement of the landlord's building insurance premium.

## Management Fee

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

## VAT

The property is elected for VAT, therefore VAT will be payable in addition to rent.

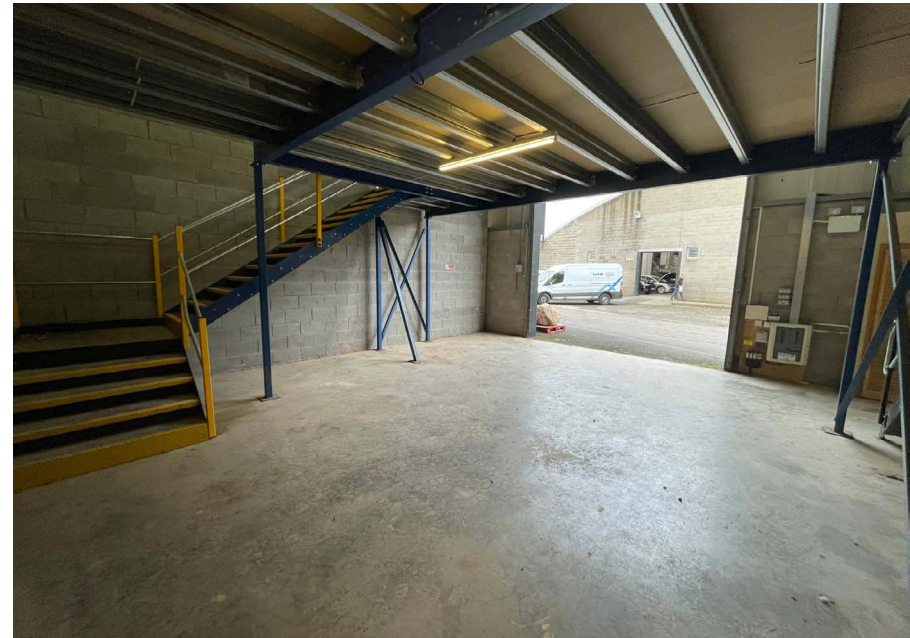
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
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# EPC

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