



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**

[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

WAREHOUSE / SHOWROOM



## TO LET

### PROMINENT WAREHOUSE / SHOWROOM UNIT

c. 4,413 sq.ft (410m2)

**Unit 6A Balloo Drive  
Bangor  
BT19 7QY**



- Excellent warehouse/showroom unit
- Substantial concrete parking / marshalling area
- Roller shutter and separate pedestrian access
- Excellent transport links



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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## LOCATION

Bangor is one of North Down's most affluent towns, situated approximately 15 miles East of Belfast.

The property is located on Balloo Drive just off the main South Circular Road.

There are a number of high profile occupiers within the locality to include Homebase, Sainsbury's, Hss Hire, Dulux Decorating Centre and Stevenson & Reid.

## DESCRIPTION

The property is of a steel frame construction with brick walls and a concrete floor. The roof is of pitched construction clad in profile metal sheeting and incorporating translucent roof lights.

The unit benefits from roller shutter access (width c. 5.8m and height c. 4.8m).

Kitchen and W.C facilities are contained within.

There is a substantial concrete parking and marshalling area to the front of the unit.

## ACCOMMODATION - Gross Internal Area c. 4,530 sqft

|              | <b>SQ FT</b> | <b>SQ M</b>   |
|--------------|--------------|---------------|
| Warehouse    | 3,890        | 361.40        |
| Office 1     | 129          | 12.00         |
| Office 2     | 186          | 17.33         |
| Office 3     | 112          | 10.44         |
| Store        | 21           | 1.98          |
| Kitchen      | 59           | 5.46          |
| Lobby        | 15           | 1.36          |
| <b>Total</b> | <b>4,413</b> | <b>409.97</b> |



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## LEASE DETAILS

Term: A new lease for a term by arrangement.  
Rent: £18,000 p.a excl.  
Repairs: Full repairing and insuring lease.  
Service Charge: In respect of upkeep of the common areas to include landlords agents management fee based upon 6% of the annual rent + VAT

## RATES

Net Annual Value: £15,600

The current rate in the £ is 0.569837 (2019/20).

Rates payable 2019/20 (approx) £8,889

Interested parties are advised to make their own enquiries in relation to rates.

## VAT

The property has not been elected for VAT therefore there will be no VAT charged upon the annual rent.

## EPC

The property has an energy rating of C57

Full certificates can be made available upon request.



## LOCATION MAP



## VIEWING ARRANGEMENTS

**Strictly by appointment with McConnell Chartered Surveyors.**

Contact: Philip Culbert or Shaun Wallace

Tel: 028 90 205 900

Email: [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)

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