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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
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WAREHOUSE & OFFICE UNIT



TO LET

Excellent Warehouse Unit with Offices
c.4,250 sq ft (c.395 sq m)

Unit 5
North Road Industrial Park
Quarry Heights
Newtownards
BT23 7SZ



- Warehouse unit with ancillary fully fitted office/showroom accommodation.
- Situated in established Industrial Park just outside Newtownards Town Centre.
- Neighbouring occupiers include North Down Media, Premier Packaging, Vale Recycling, POC Golf Ltd and The Rug Store.
- Available for immediate occupation.
- Suitable for a wide variety of businesses subject to planning consent.



The Independent
Commercial Property
Consultants Network

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

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LOCATION

Located within North Road Industrial Park benefiting from easy access to both Newtownards Town Centre and Bangor.

DESCRIPTION

Excellent fully fitted warehouse unit with offices. The warehouse is finished to include concrete floor, block walls, fluorescent strip lighting and roller shutter. Eaves height of c.4.5m. The office/showroom accommodation is finished to a high standard to include plastered and painted walls, carpeted floors, air-conditioning, perimeter trunking and fluorescent strip lighting. Gross internal area of c.3,401 sq ft (c.316 m²).

Neighbouring occupiers include Premier Packaging, North Down Media, Vale Recycling Group, The Rug Store & POC Golf Limited.

ACCOMMODATION

Warehouse	c.2,340 sq ft	c.217 m ²
Ground Floor Offices/Showroom	c.996 sq ft	c.93 m ²
First Floor Offices	c.828 sq ft	c.77 m ²
First Floor Store	<u>c.86 sq ft</u>	<u>c.8 m²</u>
&WC and kitchen point		
Total:	c.4,250 sq ft	c.395 m²

LEASE DETAILS

Term: Negotiable – short and long term leases considered.

Rent: £20,000 per annum.

NAV: To be separately assessed.

Rate in the £ 2020/21 is 0.510730

Repairs: Full repairing lease. Tenant responsible for refund of fair proportion of landlord's building insurance premium.



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VAT

Rentals and outgoings are quoted exclusive of though maybe liable to Value Added Tax.

EPC - please contact agent for details.

VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Caroline McKillen

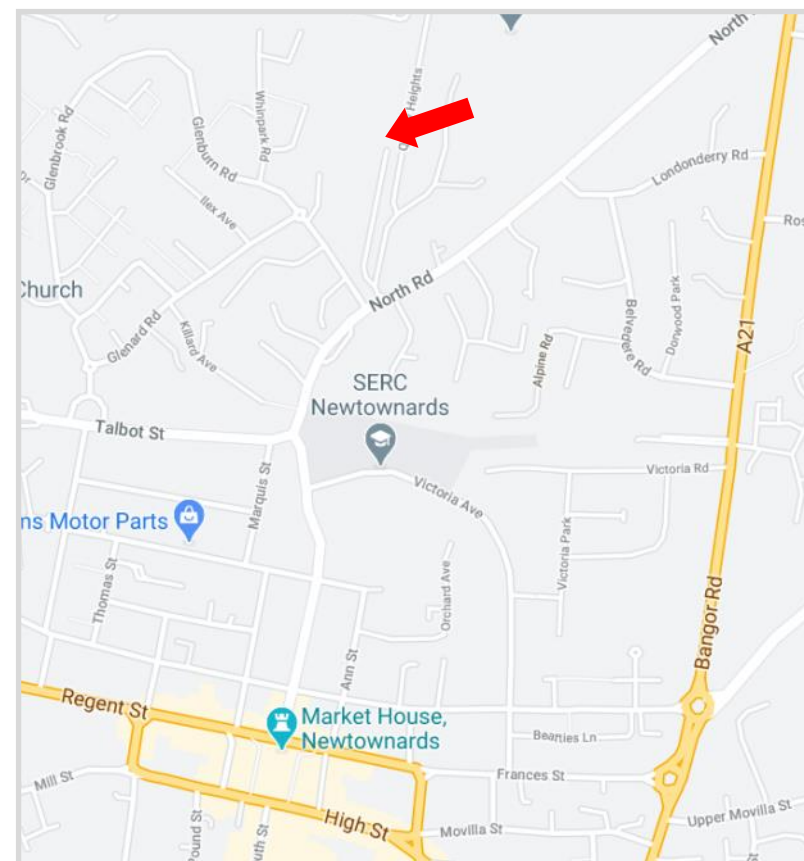
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Email: caroline.mckillen@mcconnellproperty.com

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LOCATION MAP



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