

**TO LET**



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**Excellent Warehouse Unit with  
Offices c.3,959 sq ft (c.368 sq m)**

**Unit 4 North Road  
Business Park  
Newtownards, BT23 7SZ**

- Warehouse unit with ancillary fully fitted office and trade-counter accommodation.
- Situated in established Industrial Park just outside Newtownards Town Centre.
- Neighbouring occupiers include Affordable Valued Solutions, Premier Packaging, Quarry UPVC and Ruddell Metals.
- Available for immediate occupation.

## LOCATION

Excellent workshop premises located within North Road Business Park, an established industrial estate in Newtownards.

Newtownards is situated around 10 miles east of Belfast and 5 miles south of Bangor in County Down.

## DESCRIPTION

Excellent fully fitted warehouse unit with offices. The warehouse is finished to include concrete floor, block walls, fluorescent strip lighting and sliding concertina access door. Eaves height of c.4.2 m. The office accommodation is finished to a good standard to include plastered and painted walls, carpeted floors and fluorescent strip lighting. Gross internal area of c.3,428 sq ft (c.319 m<sup>2</sup>).

Neighbouring occupiers include Premier Packaging Solutions, J M Motors, Affordable Valued Solutions, Quarry UPVC Ltd and Ruddell Metals.

## RATES

To be separately assessed. Contact agent for further details.

Rate in the £2024/25 is 0.568667.

## ACCOMMODATION

	Sq Ft	Sq M
Warehouse	c.2,597	c.241
Ground Floor Trade-counter	c.201	c.19
First Floor Offices/Stores	c.774	c.72
Portacabin Offices	c.387	c.36
& WC		
	<b>c.3,959 sq ft</b>	<b>c.368 sq m</b>



## LEASE TERMS

- Term: Negotiable subject to periodic rent review
- Rent: £16,000 per annum
- Repairs: Full repairing lease. Tenant responsible for refund of fair proportion of landlord's building insurance premium, currently estimated at £816 per annum.

## VAT

All prices and outgoing stated are exclusive of VAT, which may be chargeable.

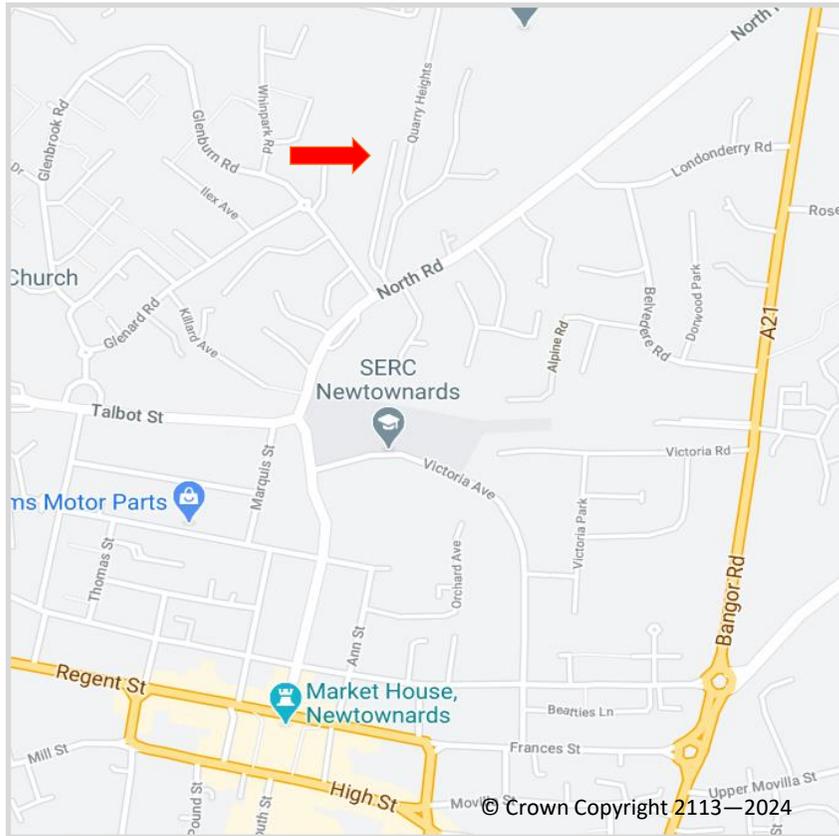
## EPC

EPC Rating – C74

Contact agent for copy of full certificate.



## LOCATION



## VIEWING

For further information or to arrange a viewing, please contact:

**McConnell**

**JLL** Alliance Partner

**Contact:** Caroline McKillen

**Tel:** 028 90 205 900  
(m) 07767 443376

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### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.