

FOR SALE

MODERN PURPOSE BUILT OFFICE
c. 35,484 SQ FT (3,297 SQ M)



**Osborne
King**

STRANGFORD HOUSE, 4 JUBILEE ROAD, NEWTOWNARDS, BT23 4WN



www.osborneking.com



028 9027 0000

NEXT

CONTACT

SALE PROPOSAL

GALLERY

DESCRIPTION

LOCATION

SUMMARY

PROPERTY

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Summary

Strangford House offers the opportunity to acquire modern purpose built office accommodation of c. 35,484 sq ft (3,297 sq m) with 185 car parking spaces.

- 2 interconnected buildings of c. 17,000 sq ft and c. 18,500 sq ft on a Net Internal basis
- Prominent self contained in an accessible location
- 185 Car parking spaces
- Total site area c. 2.8 acres
- Offers in excess of £2,500,000 reflecting £70.45 per sq ft

PROPERTY

SUMMARY

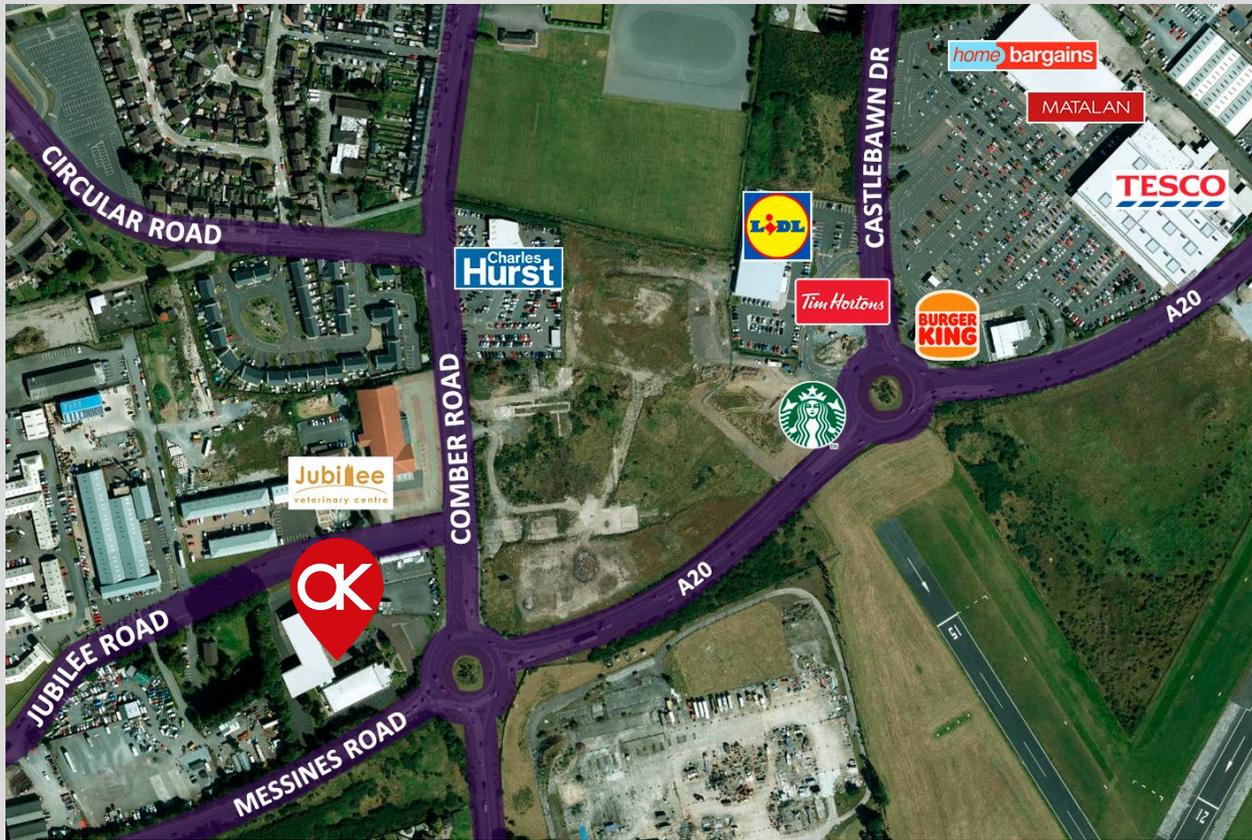
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Location

Newtownards is a town located in County Down, Northern Ireland. It's situated approximately 10 miles (16 kilometres) east of Belfast, the capital city of Northern Ireland.

Newtownards has a population of approximately 30,000 with a wider catchment of 162,000 within 15 minutes drive.

Situation

Strangford House is located in a highly visible location just off the Comber Road roundabout in Newtownards providing ease of access to the wider road network. Neighbouring occupiers include Ards Business Hub, Charles Hurst, The Foxes Den Café & Deli and Jubilee Veterinary Centre.

Castlebawn Retail Park is approximately 0.6 miles or 3 minutes drive away and includes Tesco Extra, Burger King, Home Bargains, Matalan, Lidl, Tim Hortons and Starbucks.



Description

The property consists of 2 self contained office buildings, an original 2 storey building and a more recent 2 storey extension. Both buildings are finished to a high standard including:

- Raised access floors
- Air conditioning
- LED Lights
- Superb natural light throughout
- Lift access

Both buildings are finished to an exceptionally high standard throughout and it is rare for a Headquarters Building of this nature to come to the market.

There are excellent staff amenities including kitchen/ breakout facilities and games room. The prominent self contained site benefits from significant on-site car parking provision and mature landscaped grounds.

Total site area c. 2.8 acres.

Accommodation

The property has been measured on a Net Internal basis in accordance with the RICS Code of measuring practice 6th edition.

	Description	Sq Ft	Sq M
Building 1	Ground Floor	8,631	802
	First Floor	8,413	782
	Building Total	17,044	1,584
Building 2	Ground Floor	9,186	853
	First Floor	9,254	860
	Building Total	18,440	1,713
Total Accommodation		35,484	3,297

Land and Property Services

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £292,500
Rate in £ for 2023/24 is: £0.54174
Estimated rates proposal: £158,458.95



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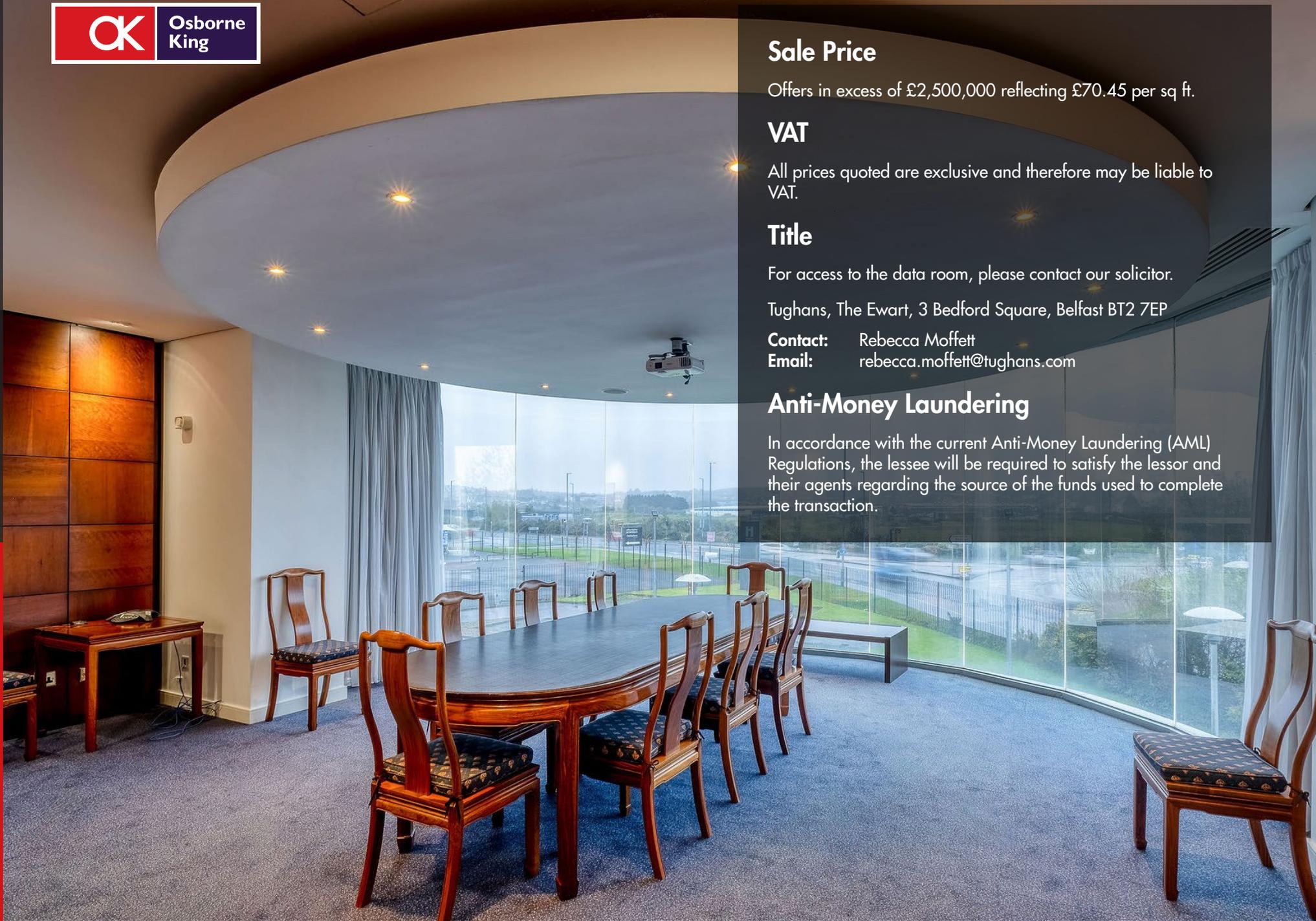
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PREVIOUS

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Sale Price

Offers in excess of £2,500,000 reflecting £70.45 per sq ft.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

Title

For access to the data room, please contact our solicitor.

Tughans, The Ewart, 3 Bedford Square, Belfast BT2 7EP

Contact: Rebecca Moffett
Email: rebecca.moffett@tughans.com

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents regarding the source of the funds used to complete the transaction.

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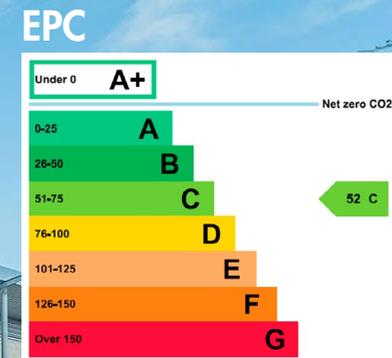
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MISREPRESENTATION ACT 1967

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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/uksi/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 Osborne King. 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.