



**Osborne
King**

028 9027 0000
www.osborneking.com

**OFFICE / SHOWROOM /
WAREHOUSING**



16 ballooav.
a saba development

FOR SALE / TO LET

**EXCELLENT REFURBISHED / NEW BUILD
OFFICE / SHOWROOM &
WAREHOUSE ACCOMMODATION**

**16 BALLOO AVENUE
BANGOR**

COMMERCIAL PROPERTY
CONSULTANTS
The Metro Building
6-9 Donegall Square South
Belfast BT1 5JA
Tel: 028 9027 0000
Fax: 028 9027 0011
E-mail: property@osborneking.com

www.osborneking.com

DESCRIPTION

16 Balloo Avenue is a combination of new build and refurbished warehouse and office / showroom accommodation, suitable for a variety of uses in an excellent commercial location in Bangor, Co. Down.

Units avail of ample dedicated on site car parking and when completed will offer a high class working environment for many different sectors. Building works are being carried out in three phases of which phase 2 is now on release.

Accommodation is available in shell or fully finished specification, further information and a detailed specification are available upon request.

Rental / Sale Price : On application.

Service Charge : A cost will be levied to cover a fair proportion of the costs associated with maintaining and managing the development.

Repairs : Full repairing and insuring lease.

VAT : All outgoings, prices and rentals are subject to VAT.

ACCOMMODATION

We would detail the available accommodation as follows, all areas being approximate.

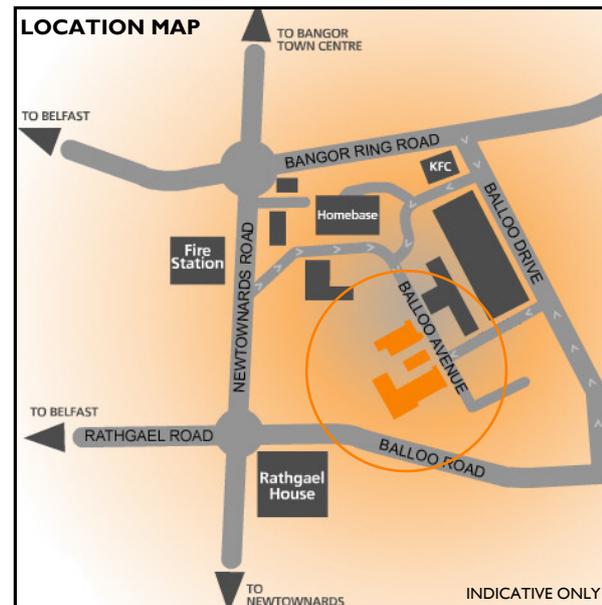
PHASE 1 - WAREHOUSE UNIT	SQ. M.	SQ. FT.	AVAILABILITY
12	137	1,474	AVAILABLE
PHASE 2 - WAREHOUSE UNIT	SQ. M.	SQ. FT.	AVAILABILITY
HU 1	143	1,540	AVAILABLE
HU 2	124	1,335	AVAILABLE
HU 3	143	1,540	LET
HU 4	124	1,335	LET
PHASE 2 - OFFICE UNIT	SQ. M.	SQ. FT.	AVAILABILITY
HUO 1	559	6,017	AVAILABLE
HUO 2	553	5,952	AVAILABLE
HUO 3	833	8,967	LET
HUO 4	289	3,111	LET

FURTHER INFORMATION

For further information please contact:-

Chris Sweeney
Osborne King
The Metro Building
6-9 Donegall Square South
Belfast
BT1 5JA
Tel: 028 9027 0000
Fax: 028 9027 0011
Email: chris.sweeney@osborneking.com

Images courtesy of www.ballooave.com



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