

Tim Martin
co.uk



**3c Comber Street
Saintfield
BT24 7AZ**

Rent £5,500

per annum + rates + VAT

www.timmartin.co.uk
Telephone 028 91 878956

COMBER STREET, OFFICE SUITE

An excellent opportunity to rent these superb office suites situated within the prominent Campbell House, with access from Comber Street, just off Saintfield's bustling main street.

The premises enjoy a spacious and flexible layout that will suit a wide range of uses, subject to planning. Extending to approximately 1206 sqft or thereabouts the accommodation comprises of various offices, storage space and kitchen and WC facilities.

Situated amongst new and well established businesses, with on street parking close by, the premises also enjoy ease of access to Downpatrick, Newtownards, Lisburn and Belfast city centre.

Rent: £5,500.00 per annum

Total NAV: To Be Confirmed

Rates Payable: To Be Confirmed

Lease: By Negotiation - On A Full Repairing And Insuring Lease

Term: By Negotiation

Deposit: Totalling 3 Months Rent

VAT: All prices, outgoings etc. are exclusive of but may be subject to VAT

NOTE:

All prospective tenants should make their own enquiries to confirm the NAV / Rates Payable.

FIRST FLOOR ACCOMMODATION

OFFICE 121 Sqft

"Economy 7' heater; fluorescent lighting; power points; telephone connection point.

OFFICE 132 Sqft

"Economy 7' heater; fluorescent lighting; power points; telephone connection point.

OFFICE 120 Sqft

"Economy 7' heater; fluorescent lighting; power points; telephone connection point.

OFFICE 117 Sqft

"Economy 7' heater; fluorescent lighting; power points; telephone connection point.

OFFICE 272 Sqft

"Economy 7' heater; fluorescent lighting; power points; telephone connection point.

HALL /STORE 207 Sqft

KITCHEN 67 Sqft

Single drainer stainless steel sink unit with mixer tap; high and low level cupboards and drawers; formica worktops; tiled splashback; PVC floor; fluorescent lighting; extractor fan; 'Cordon Bleu' electric cooker with 3 ring hob.

GENTS 56 Sqft

White suite comprising, low flush wc; pedestal wash hand basin; 'Economy 7' heater.

LADIES 114 Sqft

2 cubicles with low flush wc's' twin recessed wash hand basins with cupboard under; PVC floor.

TOTAL SQFT 1206 Sqft



Comber

27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield

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T 028 97 568300

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