# McConnell







# **Modern Business Unit**

Unit 18
Carrowreagh Business Park
Carrowreagh Road
Dundonald
BT16 1QQ

- Accommodation extends to 2,261 sq ft
- Located within a well-established business park
- Ideally located off the Upper Newtownards Road

### **LOCATION**

Carrowreagh Business Park is located just the A20 Upper Newtownards Road on the outskirts of Dundonald, the site benefits from excellent transport links to Belfast City Centre and the Newtownards/North Down area. The A2 Dual Carriageway is also less than 5 miles away from the Business Park, providing excellent accessibility throughout the province.

The subject property is surrounded by a wide range of neighbouring occupiers to include; Prentice Roofing, Knocklayd Print, Tile Rosso, Anchor Flooring and Scotts Garage.

## **DESCRIPTION**

The property comprises a warehouse building of 2,110 sq ft which benefits from a further 151 sq ft of office accommodation on a mezzanine floor.

The warehouse is of steel portal frame with part brick and part profile steel elevations beneath a pitched roof. The building further benefits from a 5m height level access roller shutter door, and eaves height from a low of 6.5m rising to 8.2m at the apex.

There is also Kitchen and W.C. provisions contained within.

## **ACCOMMODATION**

Accommodation	Sq Ft	Sq M
Warehouse	2,110	196.0
First Floor Office	151	14.1
Total Internal Area	2,261	210.1





# TO LET – Unit 18, Carrowreagh Business Park, BT16 1QQ



## **LEASE DETAILS**

Rent: £14,000 per annum + VAT

Term: Negotiable

Please contact the agent for further details.

# **RATES**

We have been advised of the following by LPS:

#### Unit 18, Carrowreagh Business Park, Dundonald:

NAV: £11,730 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.547184

Rates payable (approx.): £6,418.47

(Note: prospective Purchasers are advised to make their own enquiries in

relation to Rates).

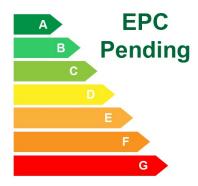
# **VAT**

All prices and outgoings are exclusive of VAT, which will be chargeable.

# **EPC**

The properties current Energy Performance Certificate is Pending.

Please contact the agent for further details.



# **TO LET** – Unit 18, Carrowreagh Business Park, BT16 1QQ



### LOCATION



# **FURTHER DETAILS**

Please contact the agents below for further details or to arrange a viewing.

# McConnell (()) JLL



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