

TO LET



line shown for indicative purposes only

Modern Business Unit

Units 16&17
Carrowreagh Business Park
Carrowreagh Road
Dundonald
BT16 1QQ

- Accommodation extends to 5,316 sq ft
- Located within a well-established business park
- Ideally situated 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 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.

The property comprises a warehouse building of 3,110 sq ft which benefits from a further 1,455 sq ft of office accommodation on the mezzanine floor, which is fitted to a very good standard.

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

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Warehouse	3,861	358.7
First Floor Office	1,455	135.2
Total Internal Area	5,316	493.9



LEASE DETAILS

Rent: £35,000 per annum.

Term: Negotiable

Please contact the agent for further details.

RATES

We have been advised of the following by LPS:

Units 16-17, Carrowreagh Business Park, Dundonald:

NAV: £25,650.00 (Source: LPS on-line database)

Rate in £ for 2025/26: 0.566150

Rates payable (approx.): £14,521.75

(Note: prospective Purchasers are advised to make their own enquiries in relation to Rates).

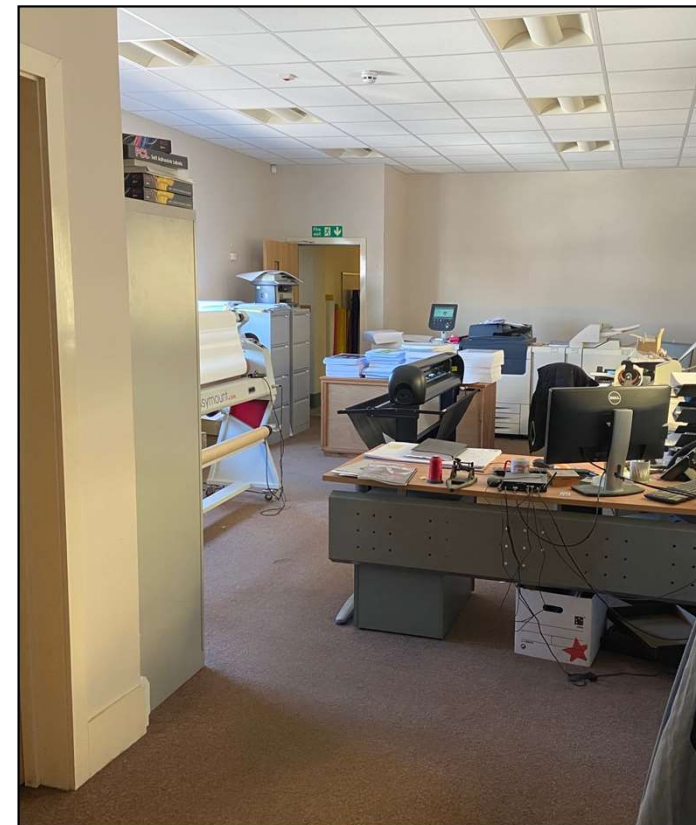
VAT

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.



LOCATION



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 Property. 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.

FURTHER DETAILS

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

McConnell

 **JLL** Alliance Partner

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