McConnell () JLL Alliance Partner







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

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

LOCATION

Carrowreagh Business Park is located just off 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 3,861 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.







McConnell ()

JLL Alliance Partner

T: 028 90 205 900 E: info@mcconnellproperty.com



LOCATION



Customer Due Diligence

FURTHER DETAILS

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

McConnell (()) JLL Alliance Partner

Contact:	Greg Henry / Ross Molloy	
Tel:	07841 928 670 / 07443 085 690	
Email:	greg.henry@mcconnellproperty.com/	
	ross.molloy@mcconnellproperty.com	

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 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.

Disclaimer: McConnell Property Limited and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without respo part of McConnell Property Limited or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any on, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investmen fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any m these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be s t to VAT (v) Except in respect of death or personal injury caused by the negligence of McConnell Property Limited or its employees or vise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property Limited. (vi) In the case of new to refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or info mation concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are p such matter