



**To Let**

Modern Warehouse Premises  
**Units 1 & 1a, 38 Jubilee Road,  
Newtownards BT23 4YH**

**Riddell  
McKibbin**

# Modern Warehouse Premises

## Units 1 & 1a, 38 Jubilee Road, Newtownards BT23 4YH

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### PROPERTY SUMMARY

- To Let – Modern Warehouse / Factory Premises
- Unit 1 extends to c. 10,566 sq.ft
- Unit 1a extends to c.3,000 sq.ft
- Consideration may be given to letting the units independently
- Guide Rent: £70,000 p.a exclusive

### LOCATION

Newtownards lies at the most Northern tip of Strangford Lough, c. 10 miles East of Belfast on the Ards Peninsula and has a population of c. 28,000 people. The property benefits from convenient access to the main Newtownards to Belfast A20 Dual Carriageway. Jubilee Industrial Estate is characterised by a mix of office, trade counter and industrial / warehouse units. Neighbouring occupiers include Desch, Pro-Pak Phoenix, Rich Sauces, Willowbrook Foods and the Newtownards Driver & Vehicle Testing Centre.

### DESCRIPTION

The subject properties are of steel portal frame construction with facing blockwork and profiled composite cladding to elevations and roof. The properties benefit from a floated concrete floor, a minimum eaves height of c.5.0m, 3 no. electric roller shutter doors (c.4.0m wide x 4.95m high), translucent roof lights, sodium light fittings, Solar PV panels on the roof, CCTV and on-site parking. The units would be suitable for a range of uses (subject to planning permission). The main unit currently benefits from office, staff, Shower and WC facilities. The offices extend to c. 550 sq.ft and benefits from carpeted floor, suspended ceiling and Air Conditioning.

### LEASE DETAILS

Rent: £70,000 per annum exclusive  
Term: Negotiable  
Reviews: Upwards only rent review.  
Repairs: Full repairing and insuring terms.  
Service Charge: TBC - To cover upkeep of common areas  
Insurance: Tenants are responsible for the reimbursement of a fair proportion of the building insurance premium.

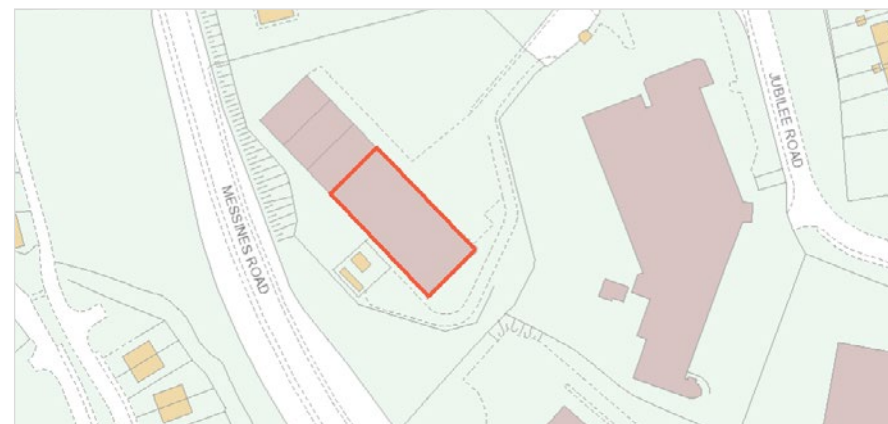
### ACCOMMODATION (All areas are approximate based on G.I.A)

Unit 1		
Warehouse / Factory	9,019 Ssq.ft	838.0 sq.m
Offices / Staff / W.Cs	719 sq.ft	66.8 sq.m
Mezzanine Storage	829 sq.ft	77.0 sq.m
Sub-Total	10,566 sq.ft	981.61 sq.m
Unit 1a	3,000 sq.ft	278.7 sq.m
<b>Total</b>	<b>13,566 Sq.Ft</b>	<b>1,260.31 Sq.M</b>

### RATES

Net Annual Value: £39,600  
Rate in the £ 2022/23: £0.5223  
Estimated Rates Payable: £20,683 p.a.

The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.





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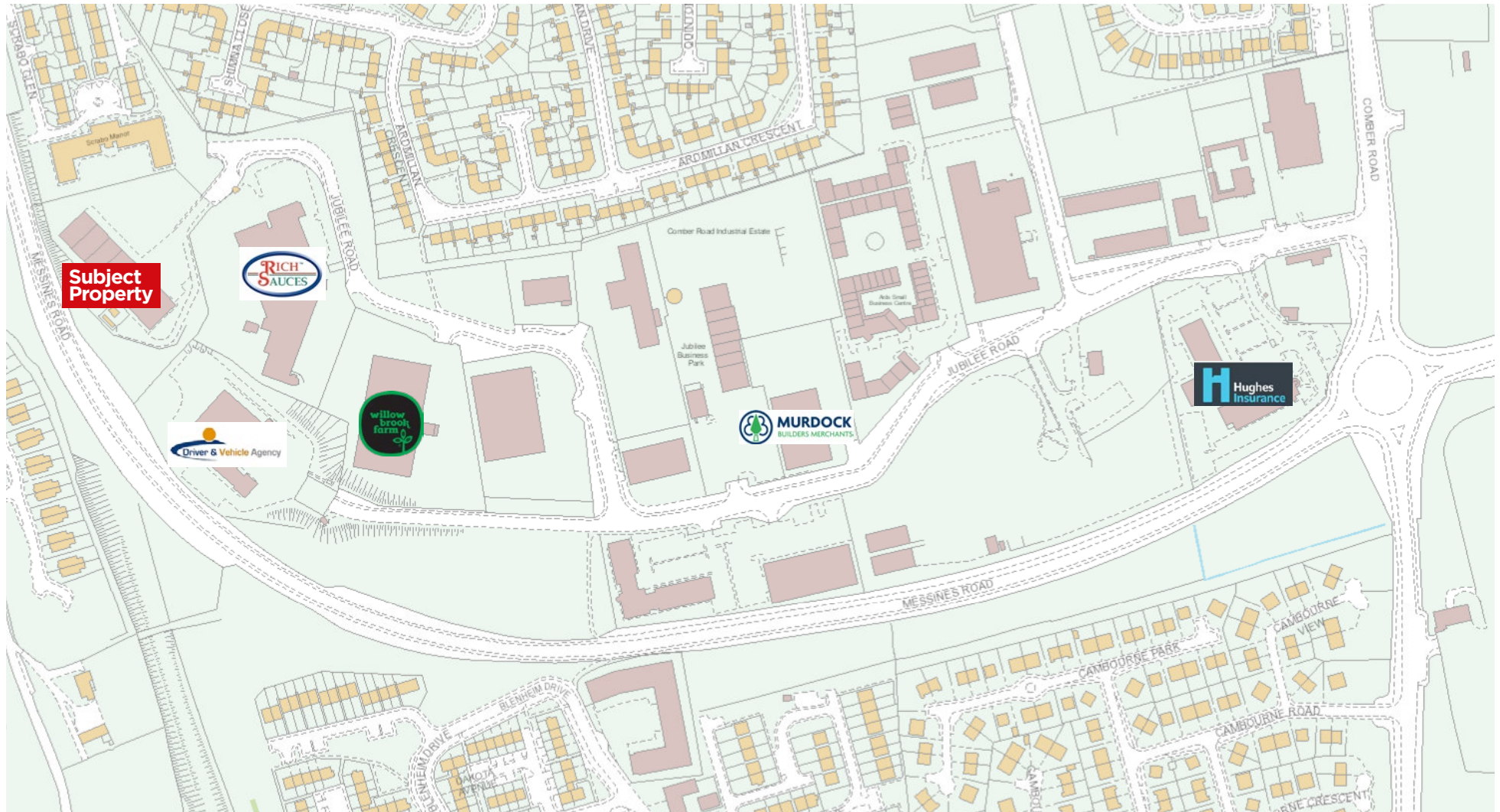


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## VAT

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

## EPC

D81 - A copy of the EPC is available upon request.

## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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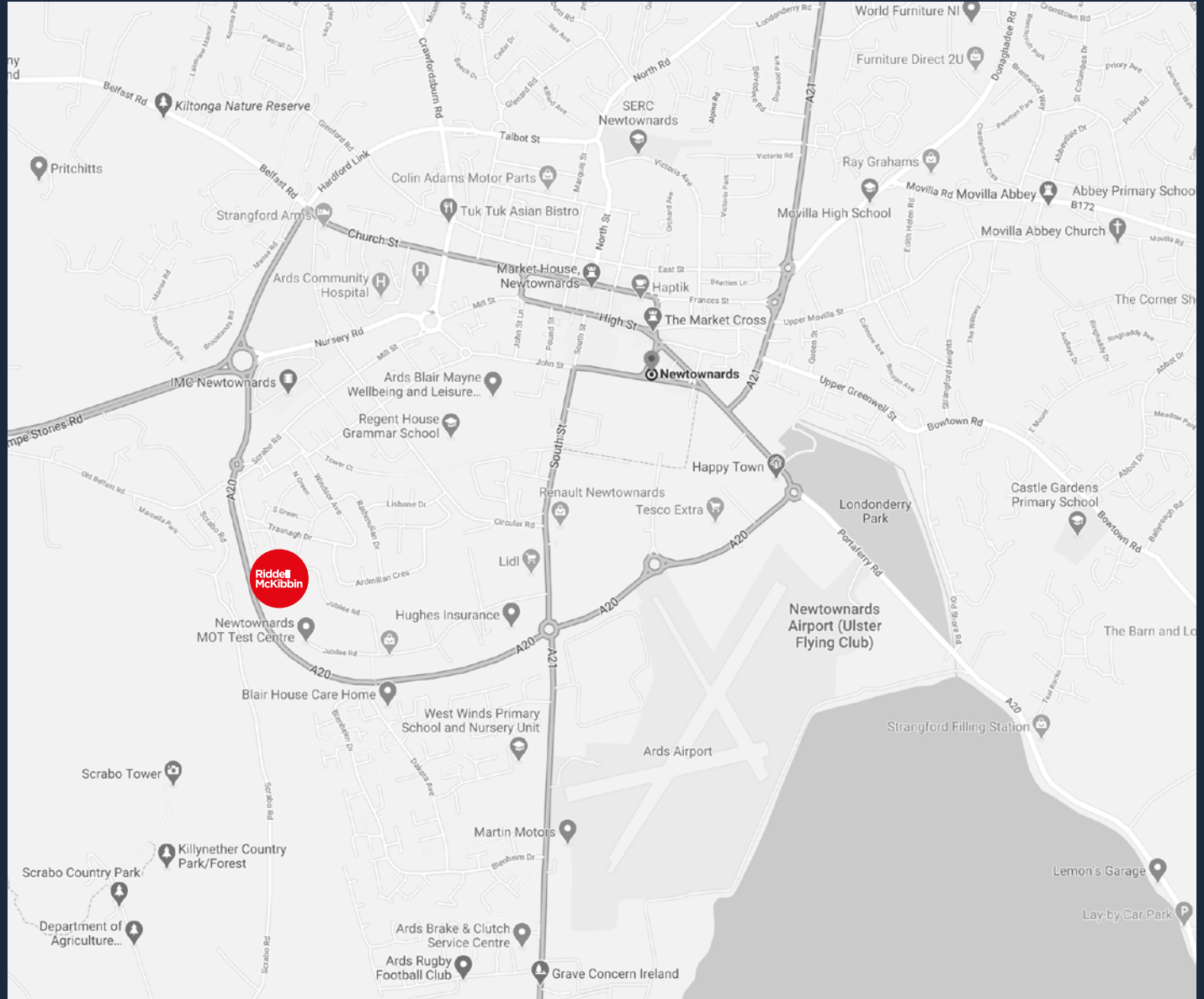
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