

3 Balloo Park, Bangor, BT19 7PP

To Let

Portal Frame Trade-Counter/Warehouse/Showroom with a GIA of 13,088sq ft
On a Self-Contained Site of approximately 1.1 acres



Location

The subject property is located on Balloo Park in Balloo Industrial Estate, North Down's most popular industrial / commercial location. Balloo Industrial Estate is easily accessible to Belfast, being only c. 20 minutes drive, along with North Down and the Ards Peninsula. The site itself is located in a high profile location just off the Bangor to Ards dual carriageway and is in close proximity to Bloomfield Shopping Centre, Sainsburys, Homebase, Regency Carpets and Richmond.

Description

The subject premises comprises of a 13,088 sq ft former car showroom set on a self-contained site of 1.1 acres accessed via Balloo Drive. The property is of steel portal frame and benefits from security fencing to the perimeter of the site. The property is in need of refurbishment and the landlord will carry out works to meet an end users required specification.

N.B. The property is capable of sub-division.

Schedule of Accommodation

	Sq Ft	Sq M
Warehouse	13,088	1,215.9

Lease Details

Term - By negotiation.

Rent - Rent on application.

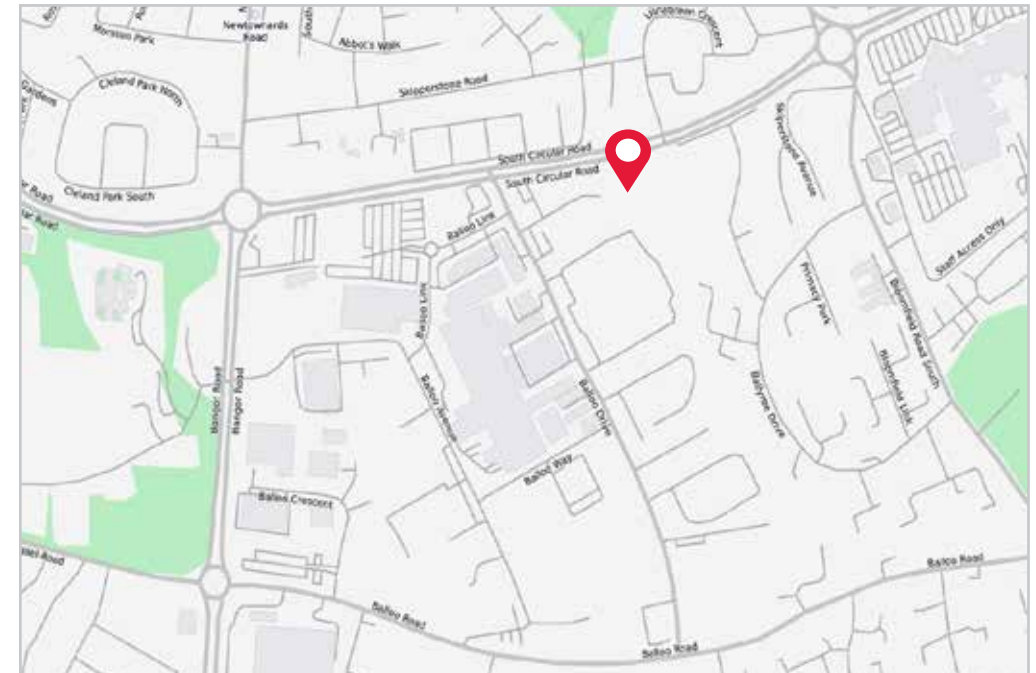
Rent Review - 5 yearly.

Repairs - The Tenant is to be responsible for external and internal repairs.

Insurance - The Tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only





CEF

Armstrong Beattie

Stevenson & Reid

Sainsbury's Homebase

3M Tapes

Mango

Subject Property

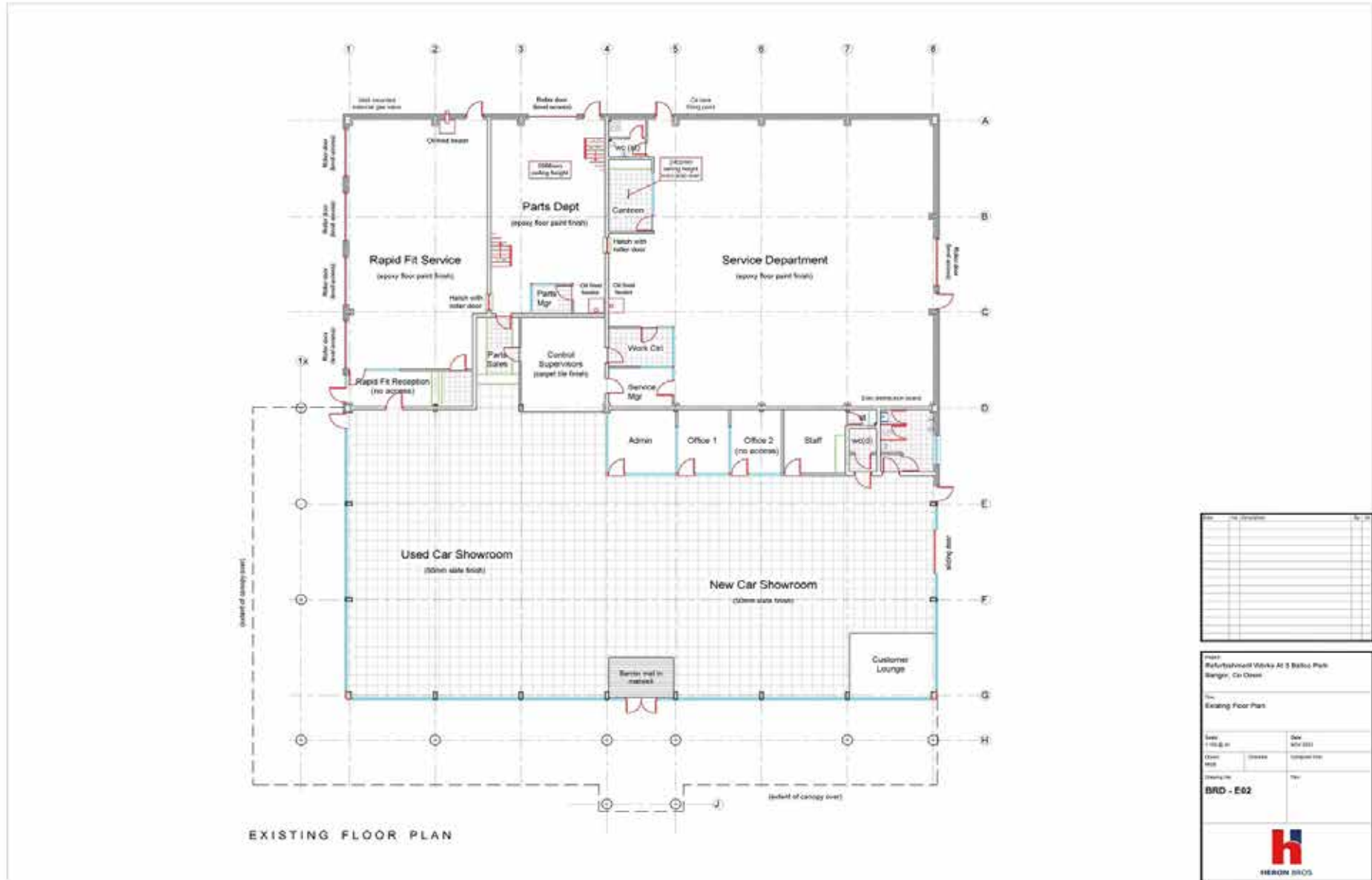
Kerr's Tyres & Auto



Bloomfield Shopping Centre

Subject Property

Existing Floor Plan



Aerials



Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £69,000

Rate in £ 21/22: £0.515818

Rates payable, if applicable: £35,591

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

EPC

The property benefits from an EPC rating of D83. A copy of the EPC certificate is available upon request.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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