



High Quality 'Grade A' Office Suites To Let

16 Jubilee Road, Newtownards, BT23 4YH



Excellent self-contained office building with manned reception



Part of Ards Business Hub



Free onsite car parking available 24/7



Ideally located for a business owner commuting or establishing a customer base in the Ards Peninsula, North Down, Belfast or surrounding areas.

Get more information

Avison Young

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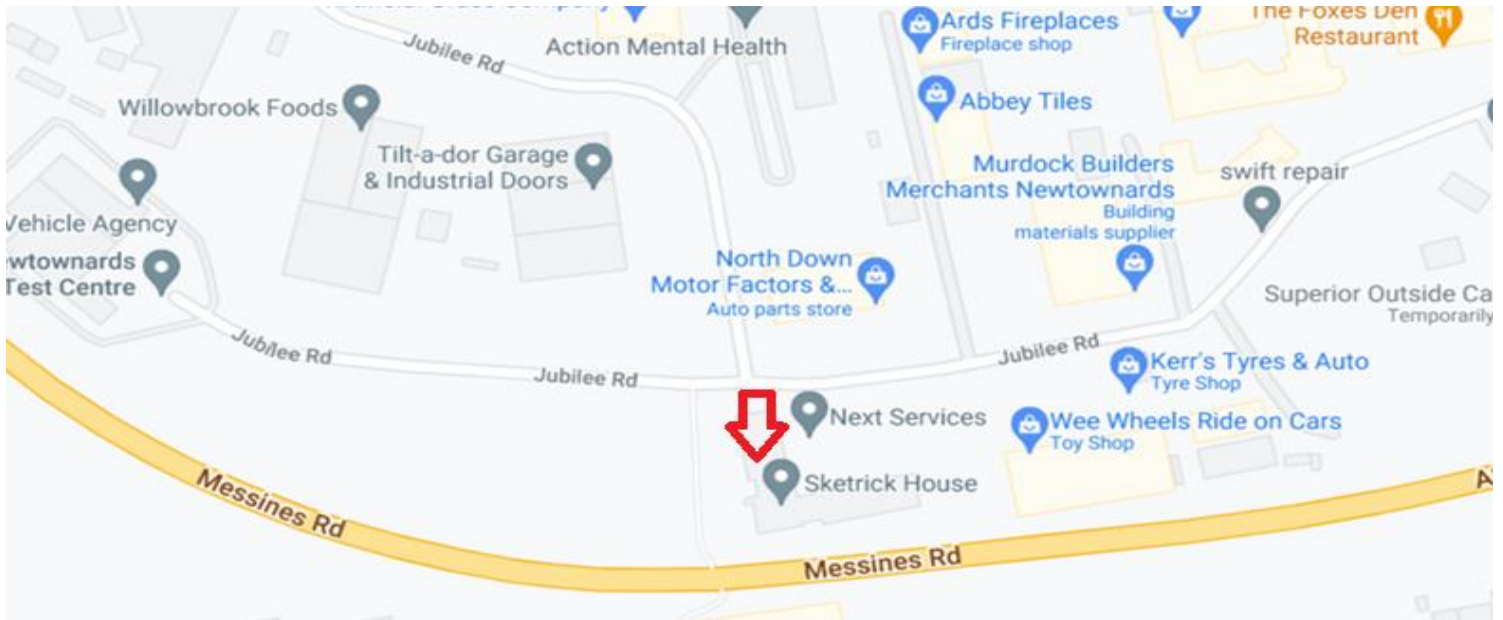
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Sketrick House, Newtownards



Location

The subject property is located off the Jubilee Road, Newtownards and is Newtownards' premier commercial location approximately 1 mile from the town centre. Belfast is located approximately 10 miles distance to the west. The immediate vicinity has been greatly enhanced by the new A20 Link Road together with completion of the Tesco Extra Foodstore at the Castlebawn retail development.

Occupiers in close proximity include Rich Sauces, Lidl, Hughes & Co, DARD, Murdoch Building supplies and Driver & Vehicle Testing Agency.

Description

Ards Business Hub has the property space for your business to start, scale up, and succeed regardless of sector.

Accommodation

This ground floor office with a glass partitioned internal office is located in Sketrick House. It has a sign-in system for staff/visitors and is available immediately. Manned reception Monday-Friday from 9am to 5pm. Tenants can access this unit 24/7 with free on-site car parking.

Description	Sq Ft	Sq M
Ground Floor	480 sq ft	83.61

Tenure

The property is available on a new lease as follows;

Term: Flexible, monthly licence.

Rent: £450.40 pax.

Service Charge: £162.00 ex VAT (includes electricity, heat and maintenance)

Rates: Rates are excluded from monthly cost and are the responsibility of the tenant.

NAV

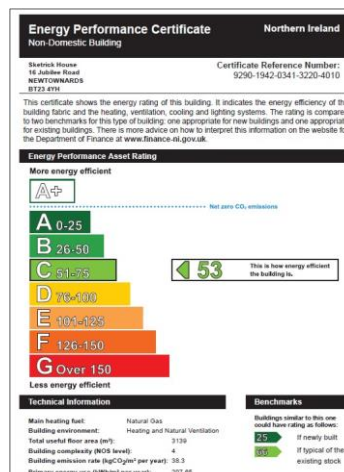
The NAV's vary depending upon unit size etc. Rate in 2022/23 = £0.5223.

Note: This property may be eligible for the Small Business Rate Relief Scheme. Interested parties should make their own enquiries.

Legal Costs

Each party to be responsible for their own legal costs.

EPC - C53



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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