



To Let (May Sell)

Call Centre / Research & Development Unit

Class B1 (B) & Class B1 (C)

The Mill Offices At Enler Village, Comber BT23 5WA



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

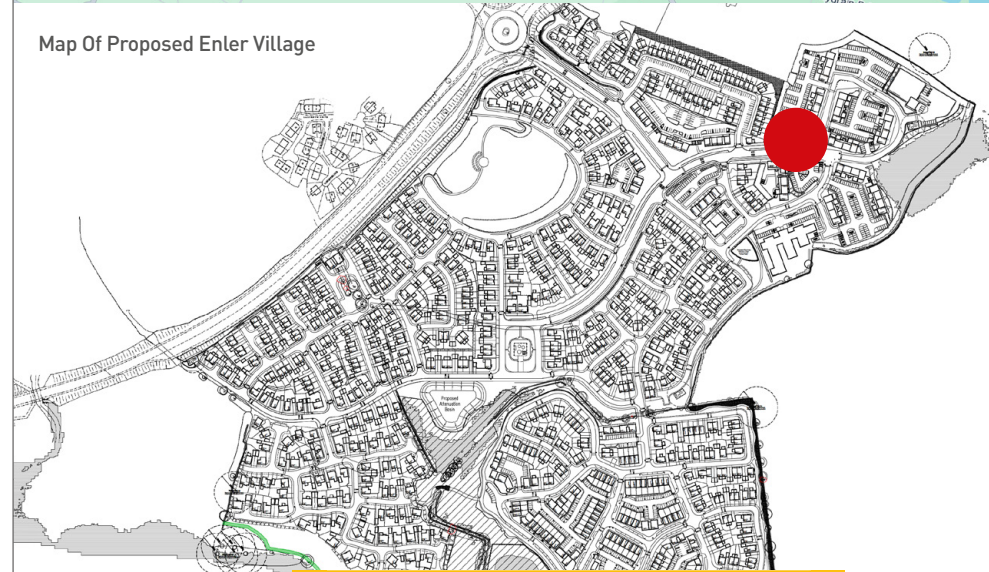
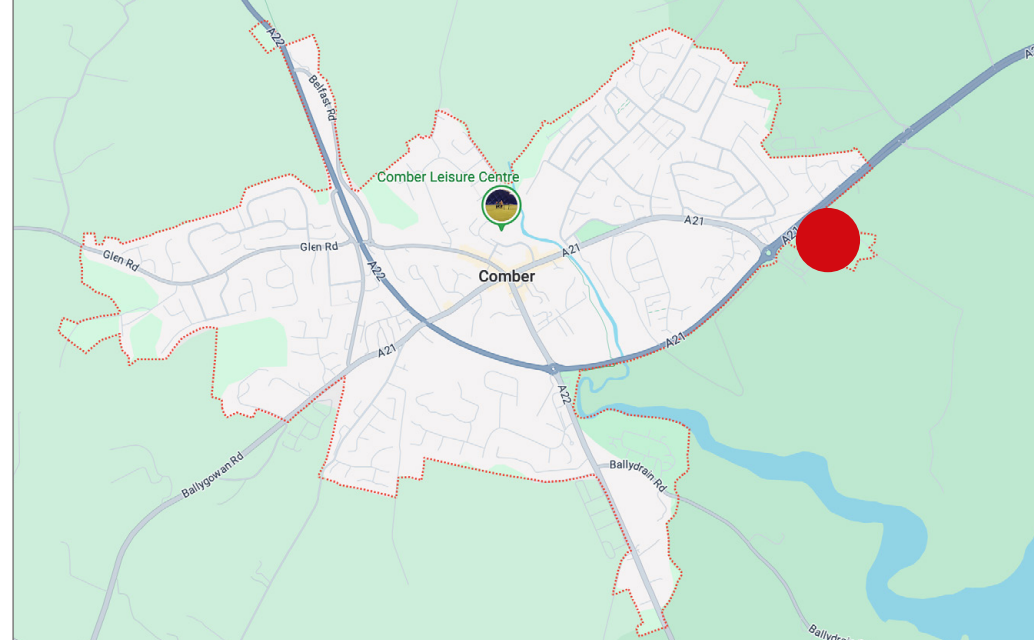
- The lands are located off the A21 Comber Bypass within Enler Village, approximately 1 mile from the centre of Comber, 5 miles from Newtownards and 10 miles from Belfast City Centre.
- Comber is a large market town in Co. Down, which had a population of 9,071 people (Census 2011).

DESCRIPTION

- Enler Village is a significant new residential development with construction commenced on approximately 900 new homes on a greenfield site on the A21 Comber By-Pass.
- The commercial opportunity is for the erection of Class B1 (b) (Call Centre) or B1(c) (Research and Development) building with associated car parking and landscaping. Planning approval is granted under Application Reference (LA06/2018/1295/RM).
- The building has recently been completed to a shell and core specification.
- Units are available from 246 m² (2,646 ft²) to 738 m² (7,938 ft²).

COMPLETED SPECIFICATION

- Dark Grey uPvc windows & doors
- Heating system – Wet Radiator system with individual Gas Boilers
- Internal walls – Fair faced block painted
- Internal ceilings – Left open with exposed services etc
- Floor finishes – Part carpet/part tile throughout, commercial grade carpet to office areas and tiles to toilet & kitchen areas
- Communal Hallway & stairs floor finishes – Commercial grade carpet
- Fitted Toilet & Kitchens on each floor
- Car park area and parking spaces - Bitmac finish surface
- Fully landscaped site



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ACCOMMODATION

Planning Permission is granted for Class B1(b) or B1(c) business unit with associated car parking, access roads, pumping station, landscaping and other site works. The building will provide:

Building 1	Sq M	Sq Ft
Ground Floor	246	2,646
First Floor	246	2,646
Second Floor	246	2,646
Total	738	7,938

LEASE

Term:	10 years.
Rent:	On application to agent. Rent will depend on standard of finish and lot size required.
Rent Review:	Upwards only every 5 years.
Repairs & Insurance:	Effective full repairing and insuring
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas within the development, car park, management fees and any other reasonable outgoings of the Landlord.
Deposit/Guarantor:	A security deposit amounting to 3 months rent will be held by the Landlord in case of default. The Landlord may also require a suitable guarantor.

TIMESCALE

Dependent on agreement for Lease and completion of internal fit out.

RATES

NAV - To be assessed on completion of the building.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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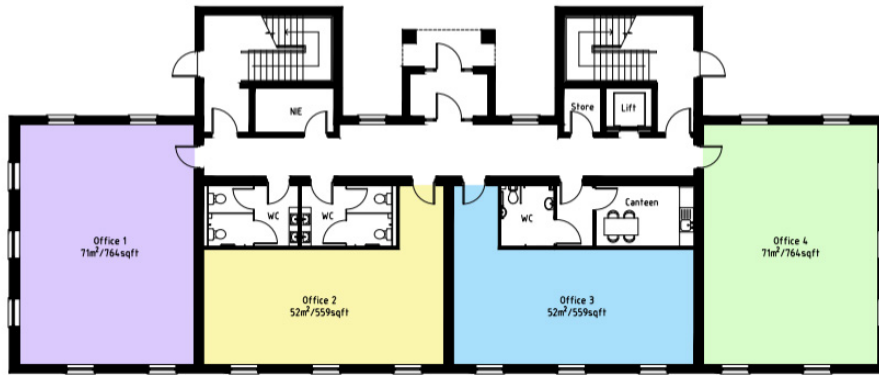
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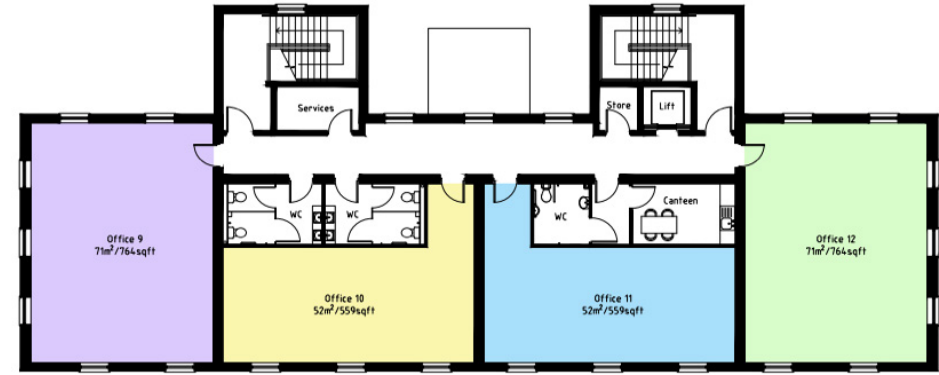


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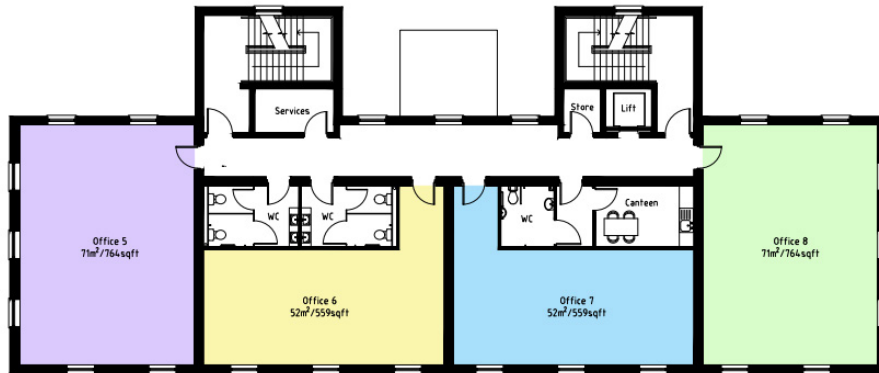
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Ground Floor Plan



Second Floor Plan



First Floor Plan

Not To Scale. For indicative purposes only.

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EPC

Awaiting EPC

CONTACT

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