



## Detached Office Building For Sale/To Let

Unit A, Carrowreagh Business Park,  
Carrowreagh Road, Dundonald, BT16 1QT



Excellent self-contained office building



Located in a successful business park off Upper Newtownards Road (A20)



13 Dedicated car parking spaces



Prominent location with easy access to Belfast City Centre and George Best International Airport

### Get more information

#### Avison Young

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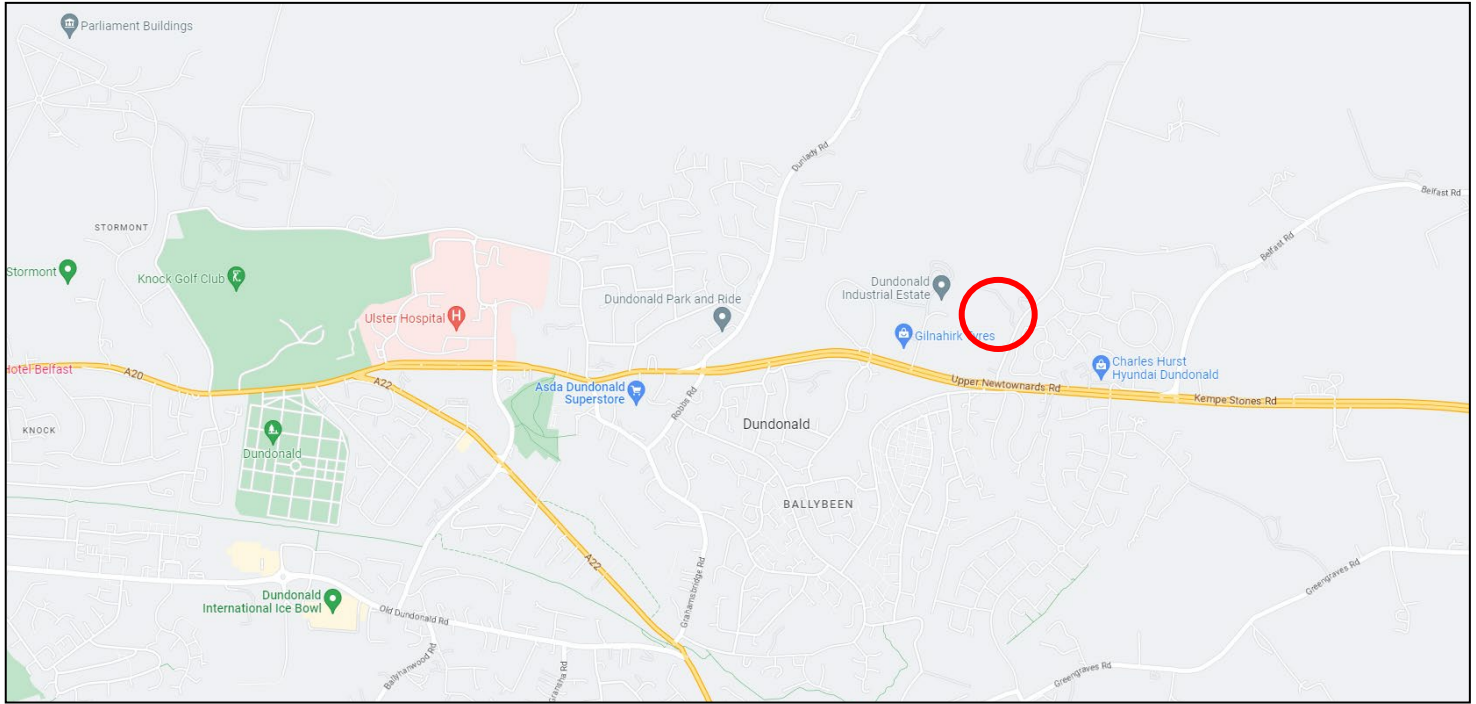
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# Office Building For Sale/To Let Unit A, Carrowreagh Business Park, Dundonald



## Location

Carrowreagh Business Park is located directly off the A20 Upper Newtownards Road Dual Carriageway on the outskirts of Dundonald. This location affords excellent access to Belfast City Centre, Newtownards/North Down generally and the motorway network via the Knock Dual Carriageway, which is approximately five minutes drive time.

## Description

- Carrowreagh Business Park is a successful and established business location.
- The development, which is located at the entrance to the business park, comprises 3 no. detached and self-contained office/business units.
- Attractive external design featuring coloured block and contrasting brick elevations under a pitched tiled roof.
- The subject is fully fitted internally to include suspended ceilings, carpeted flooring, newly fitted LED lighting, perimeter gas fired central heating, painted/ plastered walls, 2no. kitchenettes and W.C accommodation to each floor.
- Dedicated car parking of 13 spaces.

## Accommodation

The property has the following approximate Net Internal Floor Area measured in accordance with the RICS Code of Measuring Practice, 6th Edition.

Description	Sq Ft	Sq M
Ground Floor	946	87.89
First Floor	995	92.44
<b>Total NIA</b>	<b>1,941</b>	<b>180.33</b>

## Tenure

The property is available on a new lease as follows;

**Term:** To be agreed.

**Rent:** £22,500 pax.

**Repairs:** Tenant responsible for external and internal repairs.

**Insurance:** Tenant responsible for a fair proportion of the Landlord's insurance for the property. Details available upon request.

## Sales Details

We are seeking offers in the region of £225,000

## Car Parking

13 dedicated car spaces included in the rent above.

## NAV

NAV: = £20,500

Rate in £ 23/24: = 0.526146

Rates Payable 2023/2024: = £10,786

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which will be chargeable at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

EPC Rating: B47

See last page for certificate.

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# To find out more, please contact:

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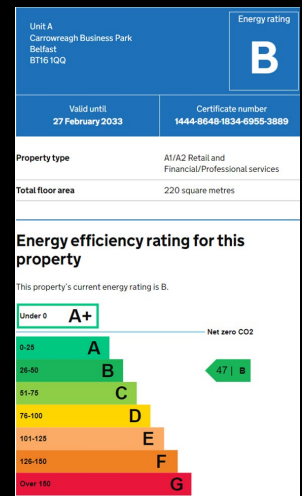
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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