

Independent

PROPERTY ESTATES



**TO
LET**

Premises @ Old Ballycrochan Road, Bangor **Rent - £1,250 (Tenant Pays the Rates)**

- **Commercial Unit / Warehouse**
- **Ideal for Storage Usage**
- **Ideal for Light Industrial Usage (Subject to Permission)**
- **Yard Area to Front for Parking / Additional Storage**
- **Office Area & Mezzanine Level**
- **High Levels of Passing Pedestrian & Vehicular Traffic**

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www.ipestates.co.uk



Independent Commercial are pleased to introduce to the Rental Market this Commercial Unit / Warehouse located on the Old Ballycrochan Road, Bangor.

Located close to 'Six Road Ends', this Unit is ideally placed benefiting from high volumes of passing vehicular traffic. This Unit also benefits from space & ease of access for commercial vehicles, ample storage facilities and convenience of on-site Parking.

This Unit would also lend itself to light industrial usage (subject to relevant permissions) such as manufacturing.

Comprises

Main Floor (58' 7" x 23' 6")

Dual access via a Pedestrian Door and an Electric Roller Shutter Door. Complete with multiple Electric Sockets.

Office (13' 1" x 11' 5")

Mezzanine (23' 6" x 14' 4")

Overall Unit Size

Unit Width 58' 7"

Unit Length 23' 6"

Mezzanine (23' 6" x 14' 4")



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems