

**TO LET**

**Unit 21N, South Business Park, Enterprise Road, Bangor, BT19 7TA**

WELL LOCATED COMMERCIAL UNIT COMPRISING WAREHOUSE AND OFFICE ACCOMMODATION OF APPROX. 2,136 SQ FT

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## FEATURES

Modern commercial unit  
approximately 2,136 sq ft

Includes warehouse of c. 737 sq ft plus  
455 sq ft mezzanine and electric roller  
shutter door

Well located in close proximity to  
Bangor city centre with easy access  
to the A21 Newtownards Road and the  
A2 Belfast Road

Suitable for a wide variety of uses  
(STPP)

### LOCATION

The property is located within South Business Park which is a well established industrial/warehouse location on the periphery of Bangor city. The business park provides easy access to Belfast (13 miles), Newtownards (4 miles) and Belfast City Airport (10 miles).

The surrounding occupiers include Bassetts, CCT Bathrooms, The Gill Corporation, DAZN and Navico Group.



### DESCRIPTION

The property comprises a mixture of office and warehouse accommodation. The office space benefits from carpeted floors, suspended ceilings and fluorescent lighting, so is ready to occupy immediately.

The warehouse element comprises a concrete floor, steel frame with blockworks walls, GRP roof lights and an electric roller shutter door. A mezzanine level has also been constructed to provide additional storage and office accommodation.

The property as a whole benefits from 3 phase power, as well as both an intruder and fire alarm. Externally the unit provides an attractive partially glazed frontage and car parking is available immediately adjacent.



## ACCOMMODATION

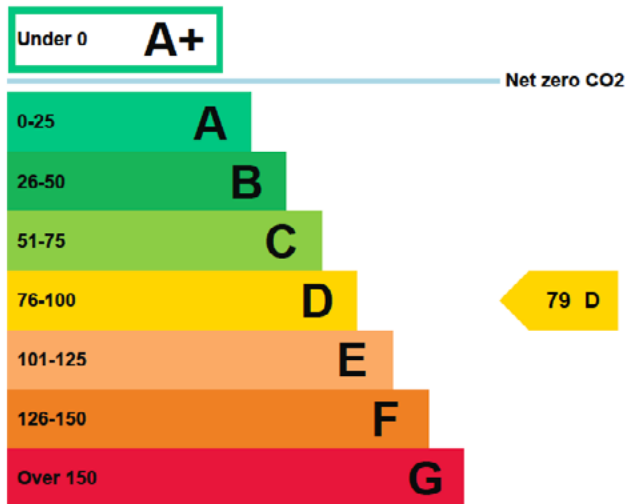
The areas below are approximate areas.

Floor	Area Sq M	Area Sq Ft
<b>Ground Floor</b>		
Office 1	34.12	367
Warehouse	68.47	737
Kitchen	4.62	50
W.C.	1.97	21
DDA W.C.	3.82	41
<b>First Floor</b>		
Warehouse Mezzanine	42.31	455
Office 2	18.41	198
Office 3	12.68	136
Store	9.28	100
W.C.	2.88	31
<b>TOTAL</b>	<b>198.56</b>	<b>2,136</b>

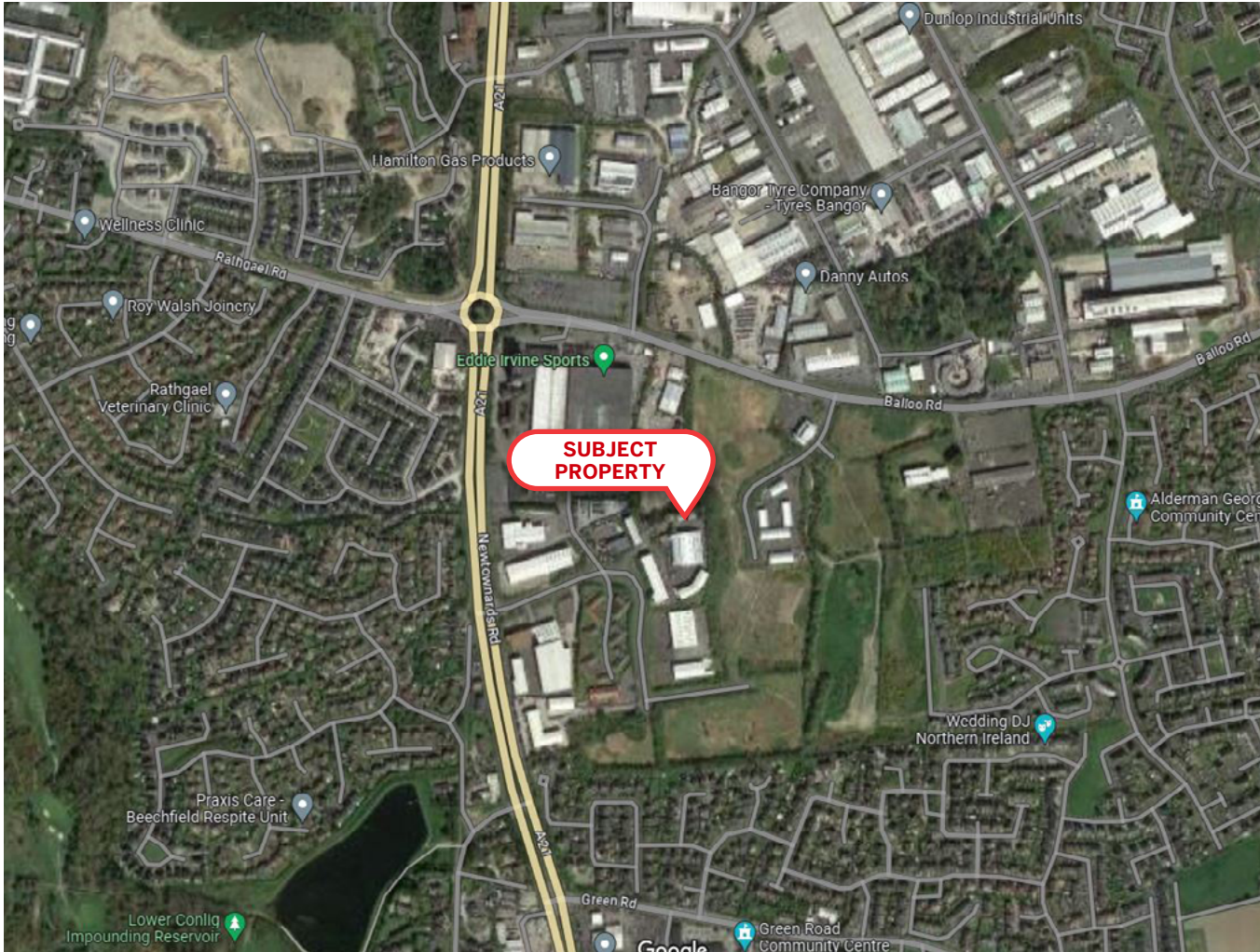


## EPC

The property has an Energy Efficiency rating of D79.



## LOCATION



## LEASE DETAILS

<b>Rent:</b>	£17,500 per annum, exclusive
<b>Term:</b>	By negotiation
<b>Repairs:</b>	Effective fully repairing and insuring
<b>Service Charge:</b>	A Service Charge will be levied to cover the cost of services provided for the common areas. Service Charge for the current year is £249.24.
<b>Insurance:</b>	Tenants will be responsible for reimbursing the Landlord with the cost of the buildings insurance premium for the unit. The premium for the current year is £303.07.

## RATES

NAV:	£7,950
Rates Payable (23/24):	£4,306.83

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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