

TO LET



Workshop/Storage Unit with Fully Fitted Office

(507 sq ft / c.47.1 sq m)

**Unit 9 North Road
Industrial Park
Newtownards, BT23 7SZ**

- Suitable for a wide variety of businesses and available for immediate occupation.
- Ground floor workshop plus first floor office suite.
- Situated in established Industrial Park just outside Newtownards Town Centre.

LOCATION

Excellent workshop premises located within North Road Industrial Park, an established industrial estate in Newtownards.

Newtownards is situated around 10 miles east of Belfast and 5 miles south of Bangor in County Down.

DESCRIPTION

Property comprises ground floor workshop/store with first floor office. Offices are fully finished to include plastered and painted walls, tiled flooring, oil-fired heating and lighting. The storage unit benefits from roller shutter access with plastered and painted walls plus concrete floor.

Neighbouring occupiers include Premier Packaging, North Down Media, Quarry UPVC Ltd and Ruddell Metals.

RATES

To be separately assessed. Contact agent for further details.

Rate in the £2023/24 is 0.54174.

ACCOMMODATION

	Sq Ft	Sq M
Workshop	c.284	c.26.3
Office	c.223	c.20.8
& WC		
	c.507 sq ft	c.47.1 sq m

LEASE TERMS

Term:	Negotiable subject to periodic rent review
Rent:	£400 per month
Repairs:	Full repairing lease. Tenant responsible for refund of fair proportion of landlord's building insurance premium.

VAT

All prices and outgoings stated are exclusive of VAT, which may be chargeable.



EPC

Rating – D77

Contact agent for copy of full certificate.

Energy performance certificate (EPC)		
UNITS 9&10 NORTH ROAD INDUSTRIAL PARK NORTH ROAD NEWTOWNARDS BT23 7AN	Energy rating D	Valid until: 22 April 2031 Certificate number: 0079-5219-7369-8761-6904

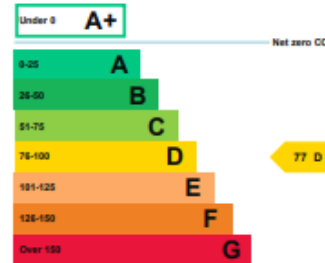
Property type	B1 Offices and Workshop businesses
Total floor area	105 square metres

Energy rating and score

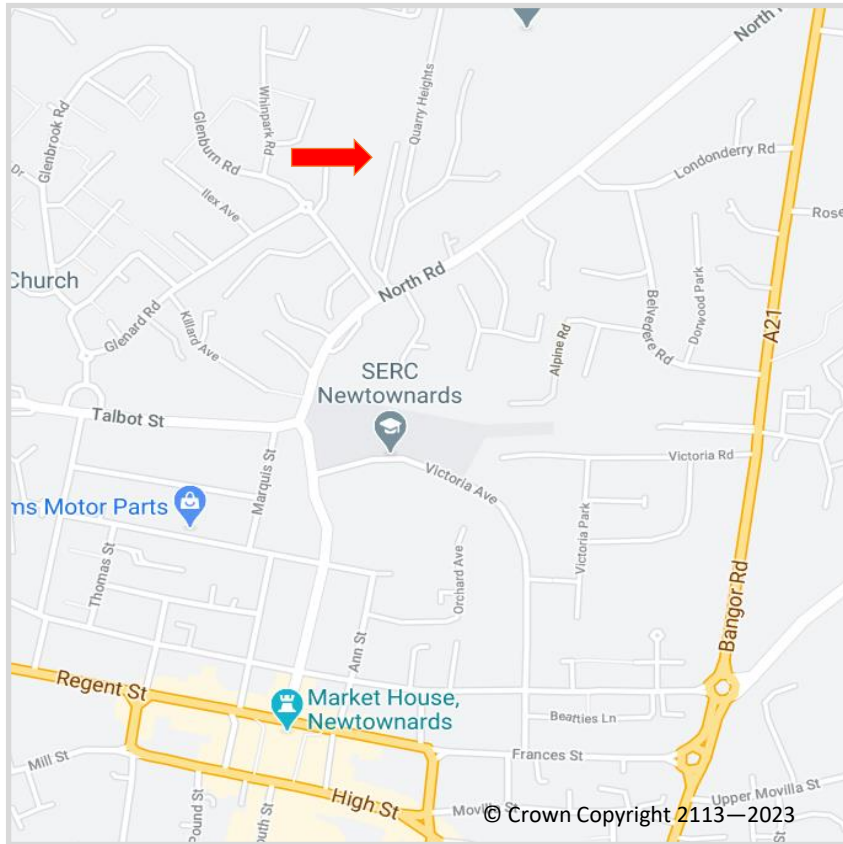
This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell

JLL Alliance Partner

Contact: Caroline McKillen

Tel: 028 90 205 900
(m) 07767 443376

Email: caroline.mckillen@mcconnellproperty.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.