



Detached Office Building For Sale/To Let

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

Get more information

Avison Young

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Excellent self-contained office building



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

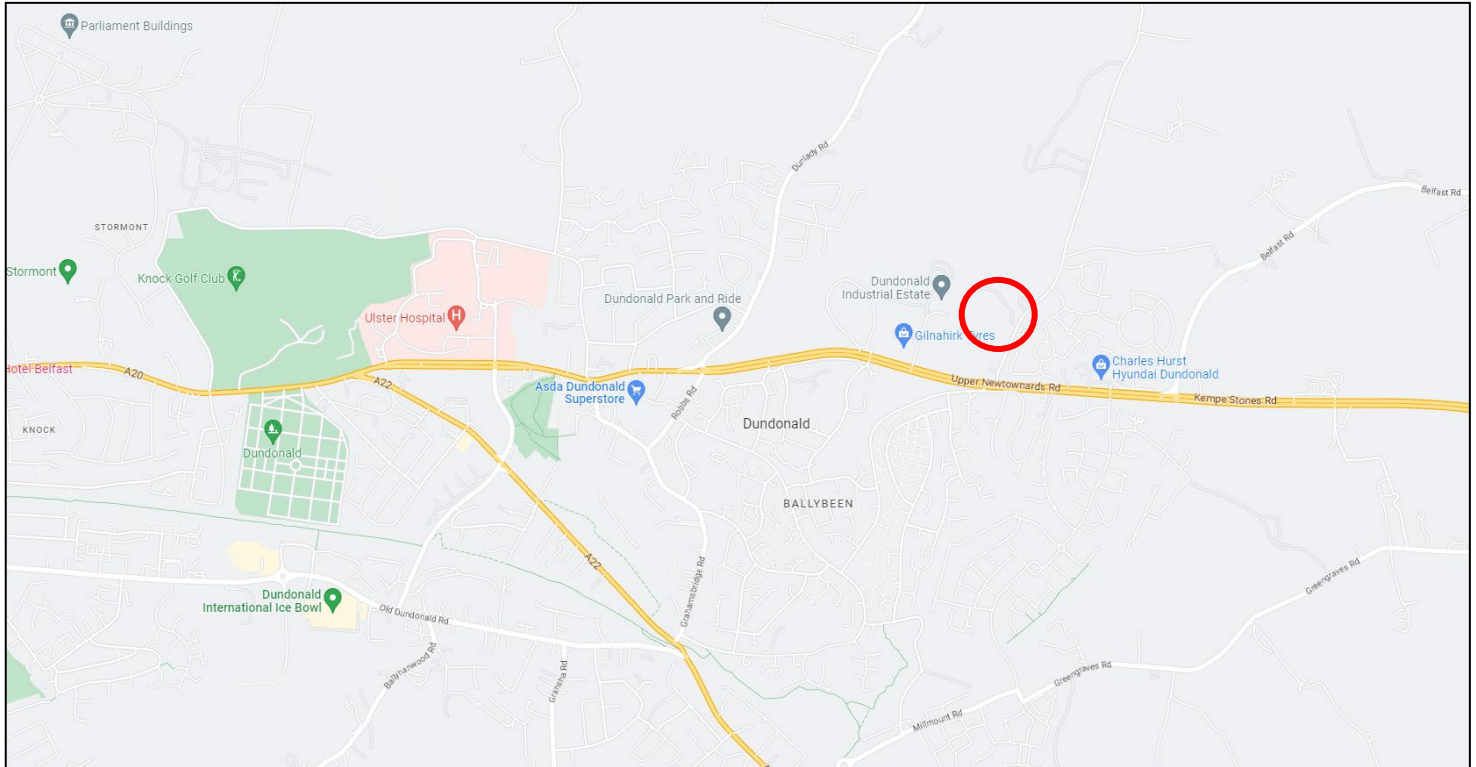


11 Dedicated car parking spaces



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

Office Building For Sale/To Let Unit B, 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, fluorescent lighting, perimeter gas fired central heating, air conditioning to ground and part first floor, painted/ plastered walls, modern kitchen and W.C accommodation to each floor.
- Dedicated car parking for 11 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	953	88.54
First Floor	1,007	93.55
Total NIA	1,960	182.09

Tenure

The property is available on a new lease as follows;

- Term:** To be agreed.
Rent: £24,500 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 £245,000

Car Parking

11 dedicated car spaces included in the rent above.

NAV

- NAV: = £20,600
Rate in £ 23/24: = 0.526146
Rates Payable 2023/2024: = £10,839

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: C67

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Office Building For Sale/To Let

Unit A, Carrowreagh Business Park, Dundonald



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To find out more, please contact:

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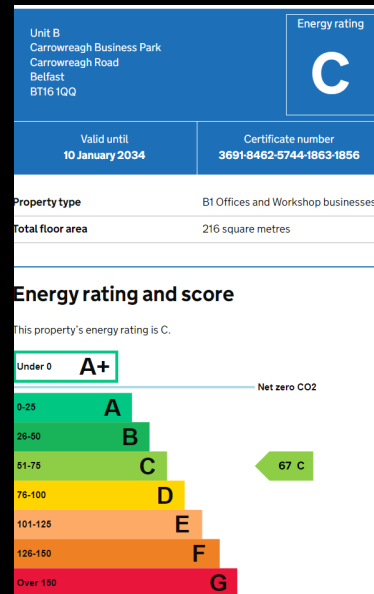
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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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