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FOR SALE / TO LET

1A Longlands Road, Comber, BT23 5JS

Modern Light Industrial Warehouse Extending to c. 19,694 sq ft (c. 22,500 sq ft Gross Internal) on a Self Contained c. 3.5 Acre Site

PRICE REDUCED TO £1,600,000

LOCATION

The subject property is located just off the main A21 arterial route which links Comber (c. 2.1 miles / 4 minute drive) and Newtownards (c.2.6 miles / 6 minute drive).

DESCRIPTION

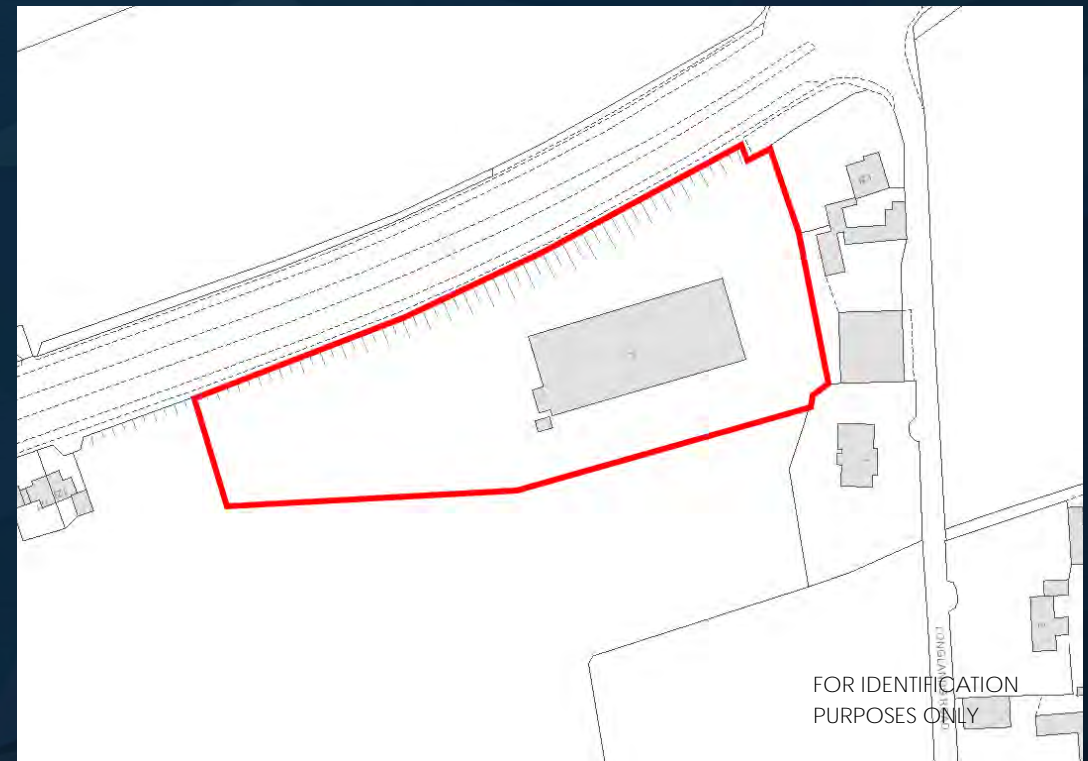
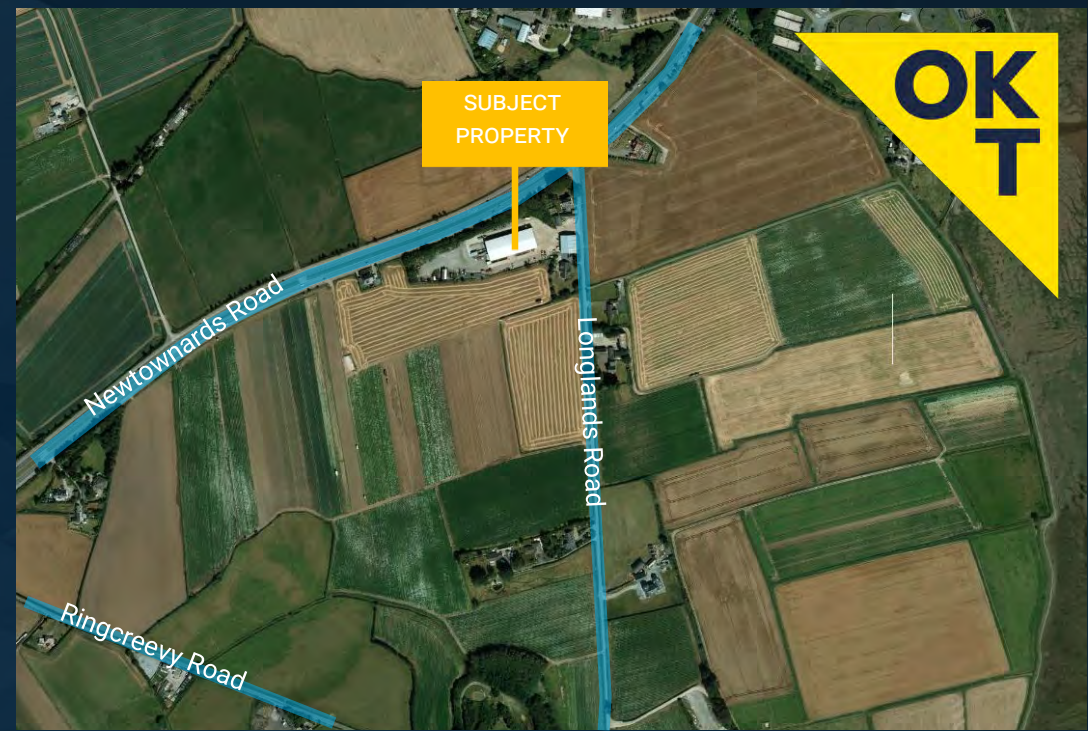
The subject (constructed c. 2010) comprises a modern light industrial warehouse with ancillary office accommodation on a self contained c. 3.5 acre site and is of steel portal frame construction with a double skinned insulated roof and park block / part double skinned cladding with a screed concrete floor, 18 ft eaves (c.21 ft to underside of roof and 29 ft to apex), LED lighting, 4 no. electric roller shutters and a 3 phase (350 KVA) electricity supply.

Staff accommodation includes first floor offices, changing rooms, kitchen, canteen and WC's.

Externally the property benefits from a large concrete marshalling area and yard - the additional area could be used to extend the building or build additional units for sale or letting subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse	c. 1,416 sq m	15,240 sq ft
Fridge	c. 211 sq m	2,275 sq ft
Lower Height W/H	c. 43 sq m	466 sq ft
Changing Room	c. 49 sq m	527 sq ft
Male, Female & Disabled WC's	-	-
Pump Room	-	-
Meter Room	-	-
FIRST FLOOR		
Canteen	c. 68 sq m	734 sq ft
Office	c. 18 sq m	189 sq ft
Meeting Room	c. 24 sq m	263 sq ft
TOTAL ACCOMMODATION	c. 1.830 sq m	19,694 sq ft





1A Longlands Road, Comber, BT23 5JS

Modern Industrial Building Extending to c. 1,890 sq m (19,694 sq ft) on a Self Contained c. 3.5 Acre Site



SALES DETAILS

PRICE: Offers around £1,600,000
TITLE: Assumed freehold
AVAILABILITY: Available from 1 July 2024

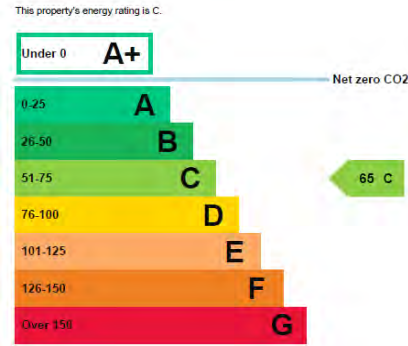
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

LEASE DETAILS

RENT: £112,500 per annum
TERM: Negotiable subject to periodic upward only rent reviews
REPAIRS/INSURANCE: Full repairing and insuring lease

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9754

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.