

TO LET

SECOND FLOOR OFFICES c. 5,086 sq.ft. (472.5 sqm)
(could be sub-divided)

**TEMPLETON
ROBINSON**
COMMERCIAL

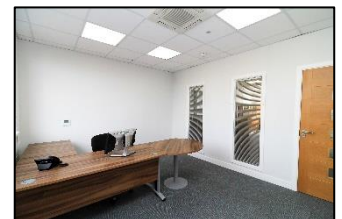
CHARTERED VALUATION SURVEYORS

THE BREWERY | 31 REGENT STREET, NEWTOWNARDS, BT23 4AD



LOCATION / DESCRIPTION

- Close to amenities in Newtownards Town Centre
- Stunning dual-fronted heritage building
- Onsite café and internal courtyard (Coming soon)
- Lift access
- Adjacent to bus station and low-cost car parking.



Arranged on the second floor, this is a large suite of offices which offer a mixture of open plan, private offices, plus ancillary along with separate male and female WC's plus kitchen. Finished to included plastered and painted walls, carpet flooring, LED lighting & Air Conditioning. Second floor communal entrance / reception area. Other occupiers in the Brewery include Ards Visitor Information Centre, Planet Bingo and Moore McKay English Solicitors

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. N1686154

Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



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ACCOMMODATION

Office Suite c.5,086 SQ.FT. (472.5 SQM)
Plus Male & Female toilets

LEASE DETAILS

Term Min Two years
Rent POA

SERVICE CHARGE Levied to cover upkeep of communal areas and external maintenance. (TBC)

VAT Vat is chargeable on the rent and all outgoings.

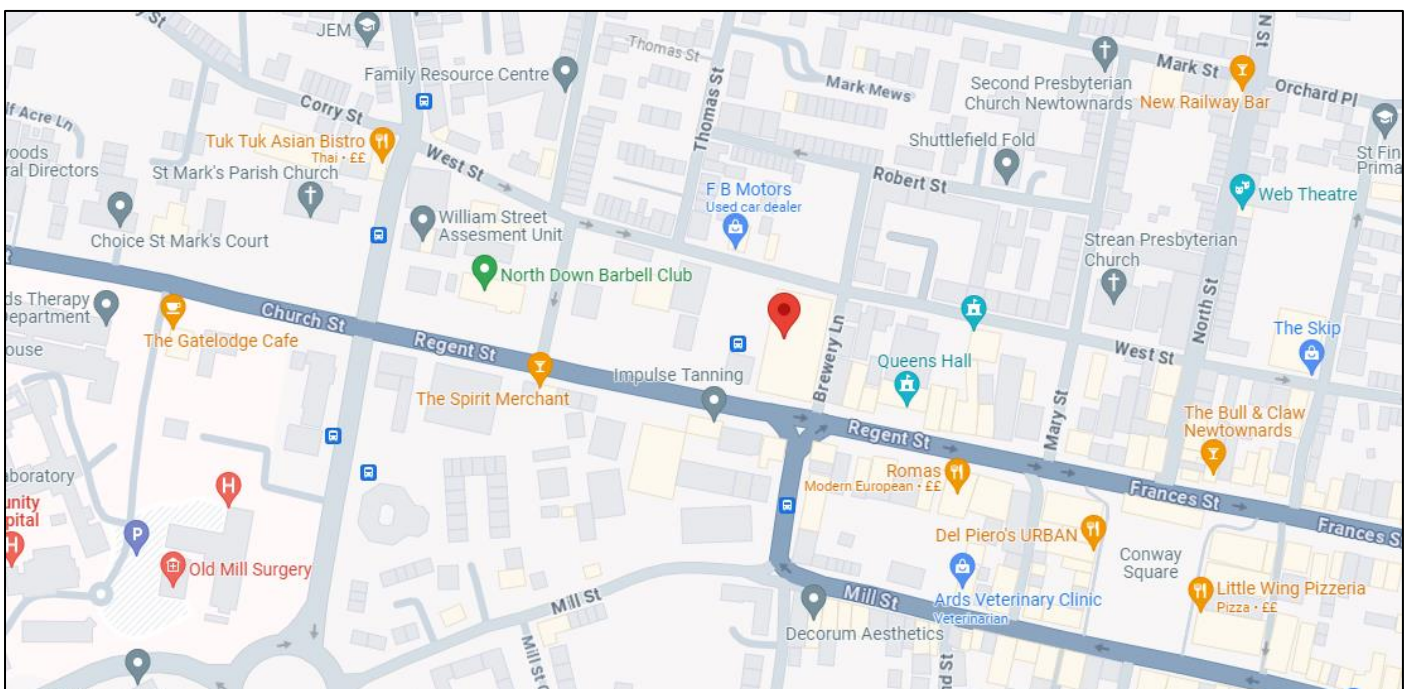
EPC E117

ANTI-MONEY LAUNDERING

- In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and the agents regarding the source of the funds used to complete the transaction.

VIEWING

- Strictly by appointment with Templeton Robinson Commercial 028 9131 3830



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