



Unit 4 Bluebuild Business Park Quarry Heights, Newtownards, BT23 7SZ

Commercial unit available to let.
Rent £500+VAT per month (£600 inc VAT).
Plus Rates.
Available immediately.

£600 Per Month

Unit 4 Bluebuild Business Park

Quarry Heights, Newtownards, BT23 7SZ



- Modern commercial warehouse unit
- 38ft x 22ft with two internal offices
- Large workshop area
- WC
- Single phase electrical supply (3 phase available).
- 4 Car parking spaces
- Good sized yard to front for deliveries
- VAT & Rates payable by Tenant
- No motor vehicle businesses please

Workshop Area

24'0" x 22'0" (7.32 x 6.71)

Office 1

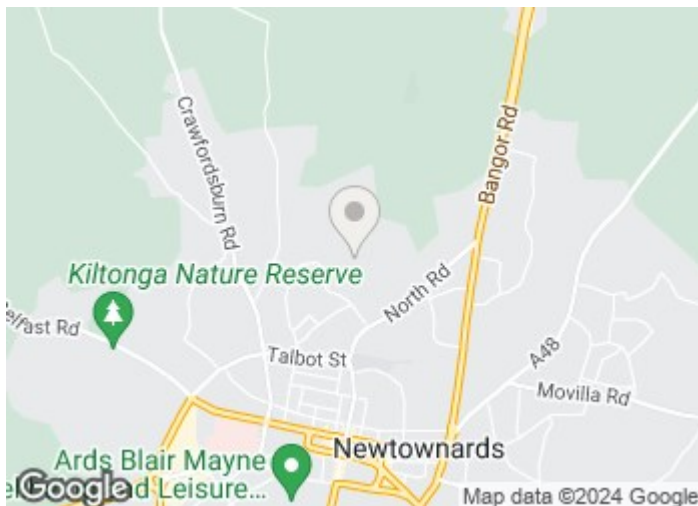
10'11" x 10'0" (3.35 x 3.05)

Office 2

3.35x3.05

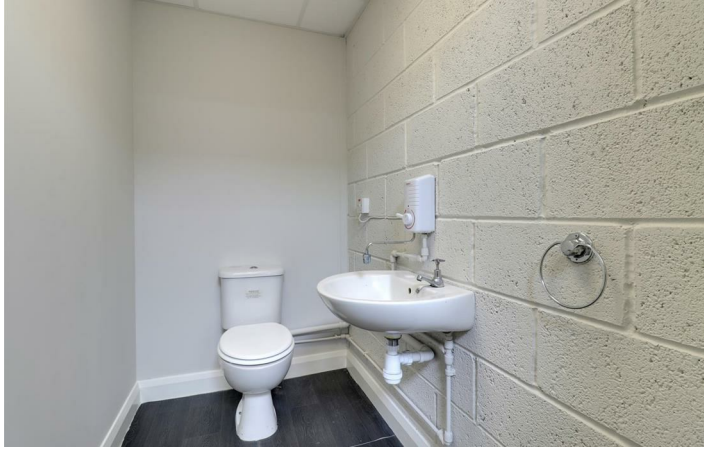
(0.91m.10.67mx0.91m.1.52m)

WC

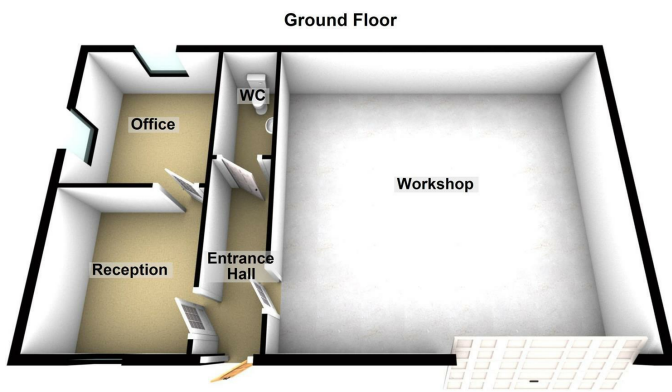


Directions

From North Road turn into Quarry Heights. At the fork take the road on the left towards Bluebuild Business Park which is up the lane on the left.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			