

Tim Martin
— .co.uk



Unit 5 at 126A Ballystockart Road
Comber
BT23 5PP

Rent
£550 Per Month

www.timmartin.co.uk
Telephone 028 91 878956

A well positioned storage unit, located just off the Ballystockart Road, close to both Comber and Moneyreagh and within easy reach of Belfast, Lisburn and the motorway network.

The unit extends to approximately 1380 sqft or thereabouts (including mezzanine level) and enjoys access to a communal kitchen and WC facilities and is ideally suited for storage purposes and / or a varied range of businesses (subject to the landlord's approval).

Store

666 Sqft

uPVC entrance door; concrete floor; power points; lighting.

Mezzanine Level With Office

716 Sqft

Tiled shower cubicle with Mira Jump electric shower unit and wall mounted telephone shower attachment; fitted sliding shower door.

Access To Communal WC's and Kitchen

Ladies

28 Sqft

White suite comprising low flush WC and wall mounted wash hand basin with Redring hot water tank; tiled floor; recessed spotlights.

Gents

46 Sqft

White suite comprising low flush WC and wall mounted wash hand basin with Redring hot water tank; tiled floor; recessed spotlights.

Kitchen

70 Sqft

Single drainer stainless steel sink unit with chrome taps; good range of pine wood laminate high and low level cupboards and drawers; formica worktops; tiled floor.

Rent

£550 per month (exclusive)

Rates

Included In The Monthly Rent

Term

By negotiation on a full repairing and insuring lease

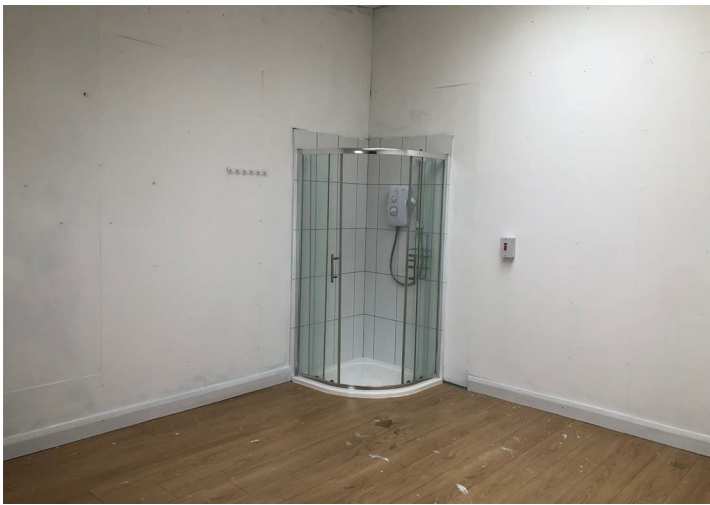
Deposit






3 months rent

VAT

All prices and outgoings quoted are exclusive of VAT, but may be liable for VAT





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

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

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