

## 81a Killinchy Road , Comber, BT23 5LX

Take your business to the next level with a purpose built workshop/storage unit in busy location with significant passing traffic and good road links to surrounding areas.

5 units available in total in range of sizes - from £500 per month + Rates to £700 per month + Rates.

Would suit a variety of potential uses and businesses.

Viewing - Call on site.

Sorry - No motor mechanic businesses.

**£500 Per Month**

# 81a Killinchy Road

, Comber, BT23 5LX



- New commercial units
- Range of sizes from 595 sq.ft. -1,600 sq.ft.
- Electrically operated roller doors
- Metal pedestrian access.
- Light & power
- 24 hour security
- No motor mechanic businesses
- All prices quoted are + Rates

## Unit 4

32'7x27'2 (9.93mx8.28m)

## Unit 5

27'2x22'2 (8.28mx6.76m)

## Unit 6

27'2x22'2 (8.28mx6.76m)

## Unit 7

27'2x22'2 (8.28mx6.76m)

## Unit 1

47'5x27'2 (14.45mx8.28m)

## Property misdescriptions



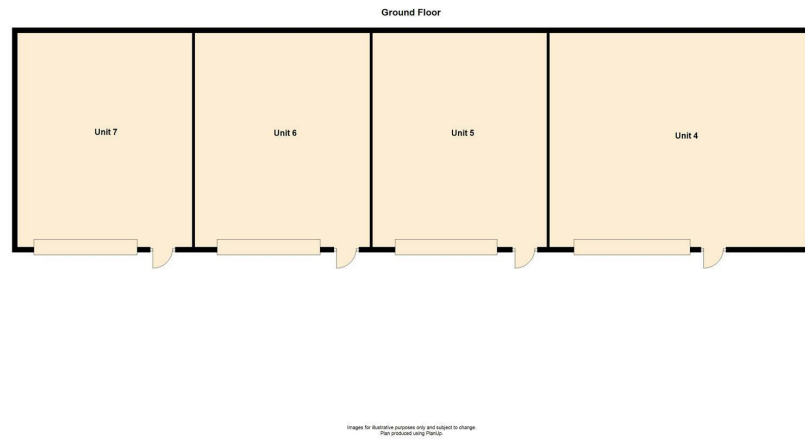
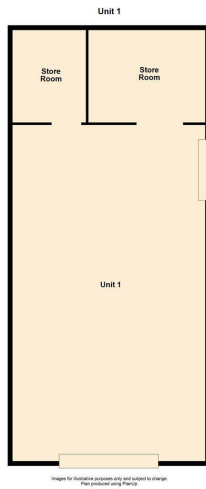
## Directions

Travelling from Comber towards Killinchy, the available units are on the right facing the road at number 81A.





# Floor Plan



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