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TO LET

140 Newtownards Road, Comber, BT23 5LE

Light Industrial Warehouse of c. 10,126 sq ft (c. 13,000 sq ft Gross Internal) on a self contained site of c. 2.14 Acres and Benefitting from a BRCGS (AA+) Accredited Food Safety Standard Internal Fit Out

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 comprises a c. 10,162 sq ft (c. 13,000 sq ft gross) light industrial warehouse unit on a self contained site of c. 2.14 acres which provides generous car parking, external storage and marshalling space.

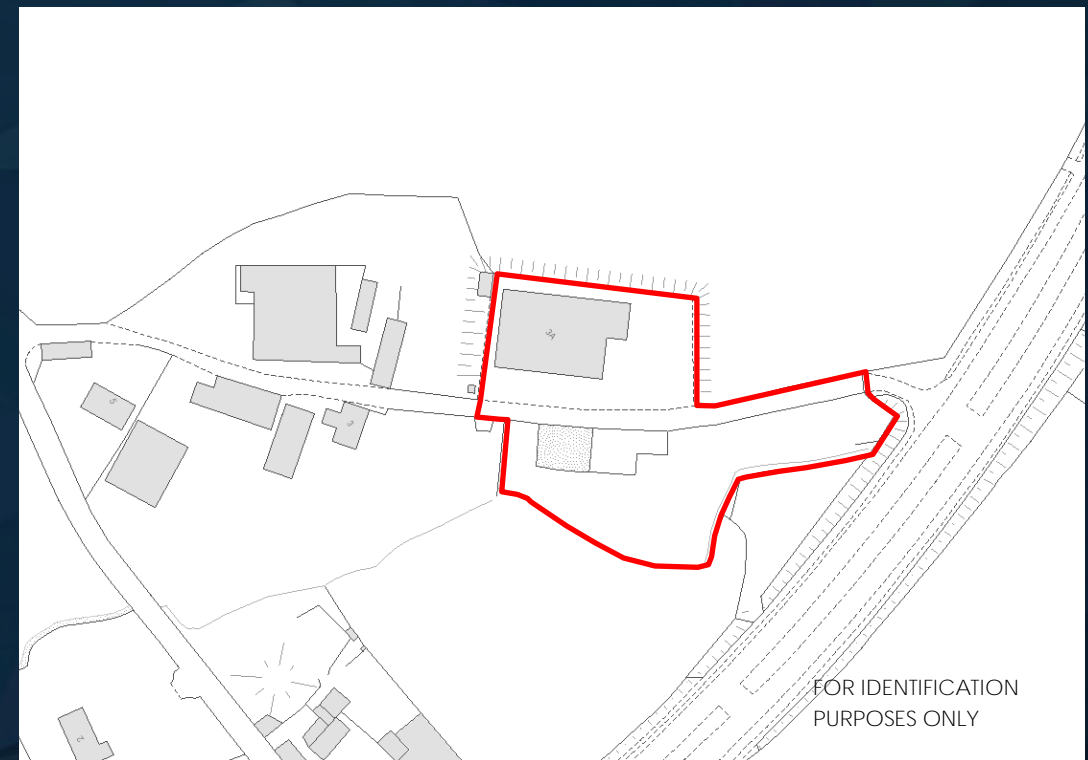
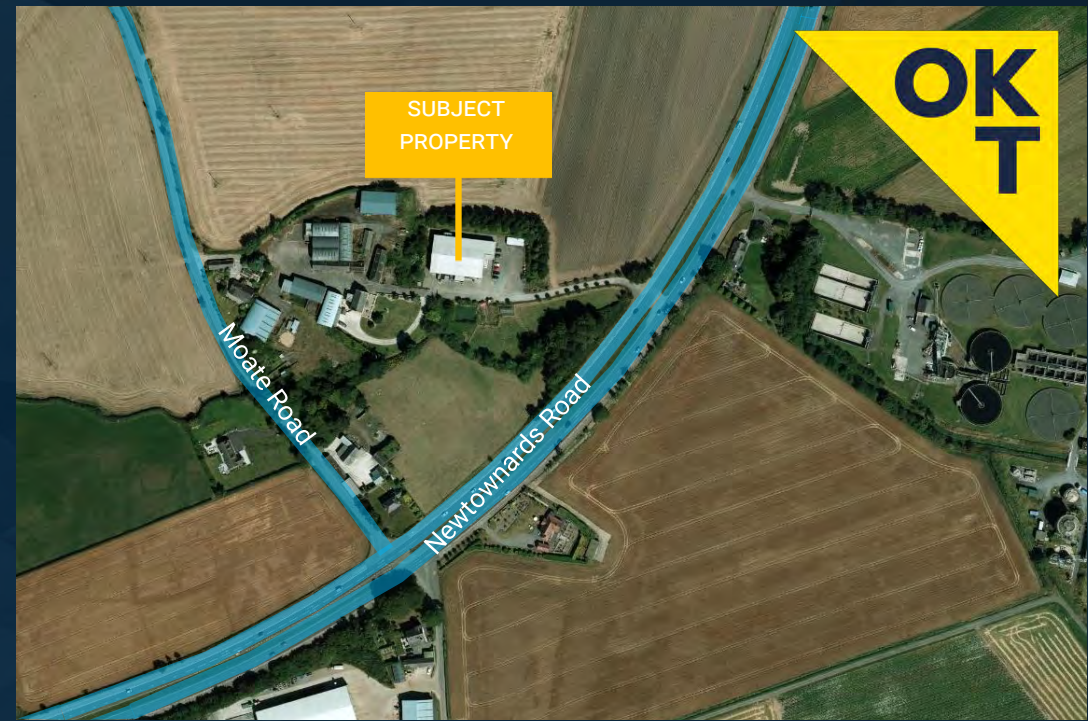
The property (constructed c. 1998) is of steel portal frame construction with brick / block construction to the offices and double skin insulated cladding to the warehouse elevations and roof and a smooth screed concrete floor with integrated drainage.

Having been used for commercial food production it benefits from BRCGS AA+ (highest obtainable) internal food grade washable cladding, LED lighting and a 3 phase (100 KVA) electricity supply.

The warehouse has an eaves height of c.18 ft (c. 21 ft to underside of roof) and benefits from 2 no. dock levellers, 2 electric roller shutters and the offices / staff areas are well fitted with kitchen / canteen and WC facilities.

ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|--------------------|---------------------|
| GROUND FLOOR | | |
| Warehouse | c. 330 sq m | 3,552 sq ft |
| Packaging Store | c. 41 sq m | 440 sq ft |
| Dispatch Cold Store | c. 137 sq m | 1,469 sq ft |
| W/H Office | c. 17 sq m | 183 sq ft |
| Intake Cold Store | c. 209 sq m | 2,252 sq ft |
| Hopper Area | c. 106 sq m | 1,138 sq ft |
| Office | c. 29 sq m | 316 sq ft |
| Canteen | c. 12 sq m | 125 sq ft |
| Male & Female WC's | - | - |
| FIRST FLOOR | | |
| Meeting Room | c. 24 sq m | 267 sq ft |
| Private Office | c. 13 sq m | 137 sq ft |
| Canteen | c. 26 sq m | 283 sq ft |
| TOTAL ACCOMMODATION | c. 944 sq m | 10,162 sq ft |





140 Newtownards Road, Comber, BT23 5LE

Light Industrial Unit extending to c. 944 sq m (10,126 sq ft)



LEASE DETAILS

RENT: £60,000 Per annum
TERM: Negotiable, subject to periodic upwards only rent reviews
REPAIRS: Full repairing and insuring lease
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

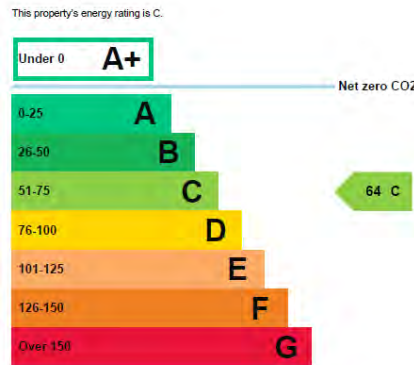
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £19,000

Estimated rates payable in accordance with LPS
Website: £10,293.06

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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/uk/si/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:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

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