

Unit 21N, South Business Park, Enterprise Road, Bangor, BT19 7TA



Unit 21N, South Business Park, Enterprise Road, Bangor, BT19 7TA

Summary

- Excellent warehouse premises extending to 2,136 sq ft.
- Prominent location with good connections to Bangor, Belfast and Newtownards.
- Modern warehouse building with mezzanine and office accommodation.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

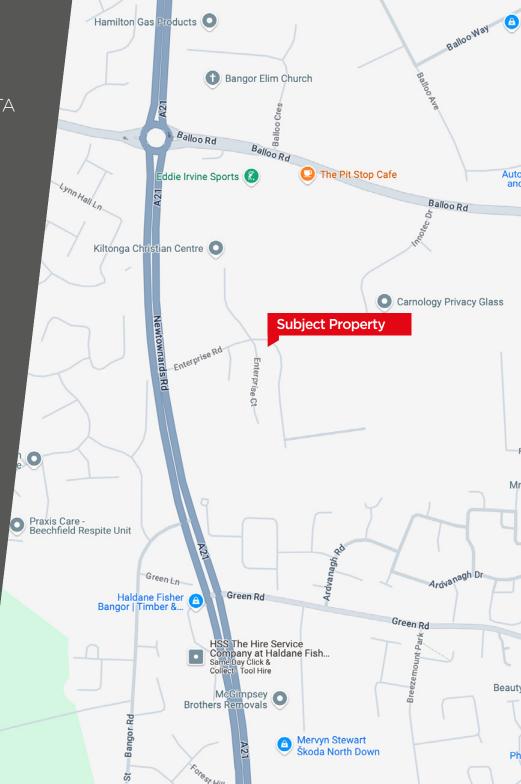
Location

The property is located within South Business Park which is a well-established industrial and warehouse location on the periphery of Bangor city. The business park provides easy access to Belfast (13 miles), Newtownards (4 miles) and Belfast City Airport (10 miles).

The surrounding occupiers include Bassetts, CCT Bathrooms, The Gill Corporation, DAZN and Navico Group.



Not To Scale. For indicative purposes only.



Unit 21N, South Business Park, Enterprise Road, Bangor, BT19 7TA

Description

The property comprises a modern steel portal frame warehouse, with block walls, concrete flooring, three phase power supply, electric roller shutter door and a steel framed mezzanine level, which can be removed if desired.

The office accommodation is arranged over ground and first floors, with an inviting reception/customer entrance, toilet and kitchen. The first floor includes two generously sized offices, a store and toilet.

The offices are fitted to include gas fired central heating, a suspended ceiling with recessed fluorescent lighting, intruder alarm and an aluminum framed glazed frontage, providing excellent natural lighting.

The offices would benefit from redecoration to include new flooring/carpet replacement and painting.

On-site car parking is available for staff and customers.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

| Floor | Description | Sq. M | Sq. Ft |
|--------------|---------------------------|--------|--------|
| Ground Floor | Office 1 / Reception Area | 34.12 | 367 |
| | Warehouse | 68.47 | 737 |
| | Kitchen | 4.62 | 50 |
| | W.C. | 1.97 | 21 |
| | DDA W.C. | 3.82 | 41 |
| First Floor | Warehouse Mezzanine | 42.31 | 455 |
| | Office 2 | 18.41 | 198 |
| | Office 3 | 12.68 | 136 |
| | Store | 9.28 | 100 |
| | W.C. | 2.88 | 31 |
| Total | | 198.56 | 2,136 |







Unit 21N, South Business Park, Enterprise Road, Bangor, BT19 7TA

Rates

NAV: £7,950

Non-Domestic Rate in £ (24/25): 0.568667 Rates Payable: £4,520.90 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £17,500 per annum.

Repair

Tenant to be responsible for interior and exterior repairs to the property.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and repair of the Business Park, of which the subject premises forms part. Estimated to be £360 for year 2024.

Insurance

Tenant to be responsible for the reimbursement of the landlord's building insurance premium.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

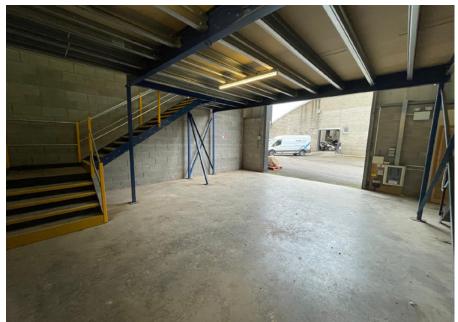
The property is elected for VAT, therefore VAT will be payable in addition to rent.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd 028 9023 3111

mail@frazerkidd.co.uk









For further information please contact

Neil Mellon

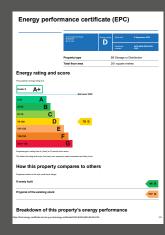
07957 388147 nmellon@frazerkidd.co.uk

Brian Kidd

07885 739063 bkidd@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB 028 9023 3111 mail@frazerkidd.co.uk frazerkidd.co.uk

EPC



Disclaime

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (I) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contrac (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 any intending purchasers or tenants 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.