

Beyond the Battlefield  
Veterans Centre

AB Block

Strangford  
Park

# Property Space

Office/Unit: B6  
Size: 549 sq ft

Sketrick House, 16 Jubilee Road,  
Newtownards, BT23 4YH







# Welcome to Ards Business Hub

We understand that every business has unique requirements when coming to renting office space or commercial units. That's why we offer three distinct business parks each with its own amenities, to cater to a diverse range of businesses.

So, whether you are a startup, a small business, or an established company, we can offer a range of flexible and modern office spaces and commercial units to suit your needs.

Discover the perfect environment to thrive and grow your business.







# Convenient Location

Situated in the heart of Ards, our business hub benefits from a prime location with excellent connectivity.

Enjoy easy access to major transport links, ensuring hassle-free commuting for you and your team.



# Our Park

## Strangford Park

Strangford Park is another one of our business parks that offers a range of units in sizes ranging from 330 to 1,600 square feet.

These industrial units are ideal for startups, small businesses, and established companies looking for a dedicated workspace.

The park provides a supportive and collaborative environment where businesses can thrive and grow.







# Property Details

## Interior

- Pedestrian access from B Block
- Interior wall to separate office / production area

## Exterior

- Palisade fencing at perimeter of site
- Static security cameras
- Automatic gates with 24/7 fob access
- Car parking

## Services and Additional Terms

- General waste disposal
- Cleaning of external communal areas
- Maintenance of external communal spaces
- Monthly charges excluding rates (payment of which is responsibility of tenant)



# Rental Terms

*Flexible terms, monthly licence agreement.*

Unit number: B6

Property size (sq ft): 549

Rent (Ex VAT): £236.59

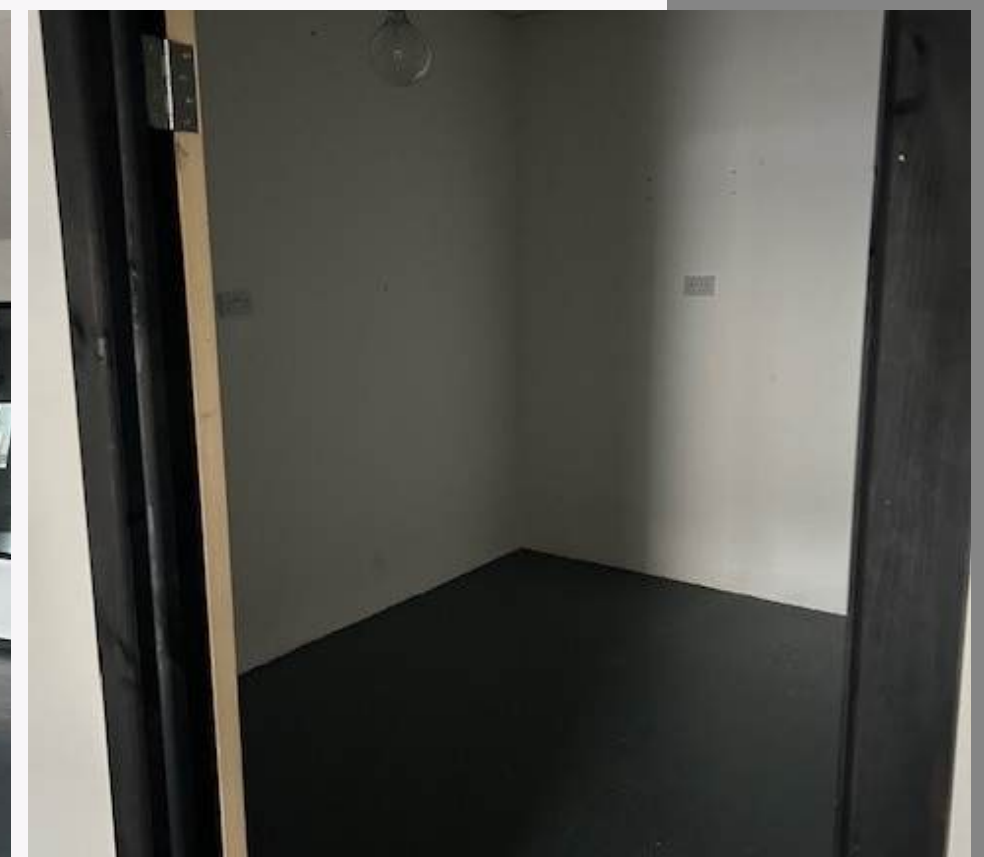
Service Charge (Ex VAT): £89.21

(Includes waste disposal and maintenance)

VAT: £65.16

Total Cost (per month): £390.96

*Please note: Rates and electricity are excluded from monthly cost and are the responsibility of the tenant.*



# Amenities & Services

At Ards Business Hub, we believe in creating a comfortable and convenient working environment. Our facilities include high-speed internet, on-site parking, 24/7 security, and state of the art meeting rooms. Additionally, our friendly and professional staff are always available to assist you.

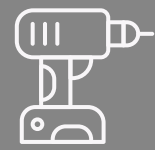
## Meeting Spaces



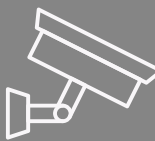
## Business Support



## Networking



Maintenance of communal areas



CCTV Security



Waste Disposal



Cleaning of toilets and communal areas



Collection and distribution of post





## Meeting Spaces

At Ards Business Hub, we value our tenants and strive to provide them with additional benefits and services to support their business needs. As part of our commitment to tenant satisfaction, we offer reduced rates for meeting rooms exclusively for our tenants.

We understand the importance of having a professional and well-equipped space to conduct meetings, presentations, and collaborative sessions. Our meeting rooms are designed to create a conducive environment for productive discussions and engagements. By offering reduced rates to our tenants, we aim to make these meeting rooms more accessible and convenient for their business needs.



# Business Support

Ards Business Hub offers comprehensive business support services to help you thrive and succeed. Our dedicated team is here to assist you every step of the way. Here are some of the business support services we offer:

## Networking Opportunities

Being a part of Ards Business Hub means joining a vibrant community of like-minded professionals. Take advantage of networking events, workshops, and seminars, where you can connect with industry experts, entrepreneurs, and potential collaborators.

## Supportive Environment

We strive to create a supportive and collaborative environment where businesses can thrive. Our team is dedicated to providing personalised support and assistance, ensuring that your experience at Ards Business Hub is seamless and enjoyable.







## Surrounding Amenities

Located in Newtownards, Ards Business Hub offers a prime workspace surrounded by cafes, restaurants, shops, and green spaces, enhancing your work-life balance.

Start your day with a coffee from nearby cafes, enjoy culinary delights at surrounding restaurants, and indulge in retail therapy during breaks. Take leisurely strolls in nearby parks to recharge and clear your mind. With everything within walking distance, you can seamlessly integrate work and leisure, maximizing productivity and well-being.

Join a vibrant community at Ards Business Hub where convenience, comfort, and connection converge to create an ideal work environment.






## *Get in touch today...*

Experience the perfect blend of professionalism, convenience, and community at Ards Business Hub.


Contact us today to schedule a tour and discover your ideal office space. Let us be your partner in success.

### Contact Us:

 [ardsbusiness.com](https://ardsbusiness.com)

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