



**To Let**



Property outline for indicative purposes only

## **Unit 4, 16 Crawfordsburn Road**

Newtownards, BT23 4EA

**10,308 sq ft**

957.64 SQ M

**5.6 m**

EAVES HEIGHT

**New Lease**

RENT OF £5 PSF PER ANNUM

**McConnell**



**028 9020 5900**

[mcconnellproperty.com](http://mcconnellproperty.com)



## FURTHER DETAILS

### Unit 4, 16 Crawfordsburn Road

Newtownards, BT23 4EA

#### SUMMARY

|                |                         |
|----------------|-------------------------|
| Availability   | To Let                  |
| Size           | 10,308 sq ft            |
| Rent           | £5.00 per sq ft         |
| Service Charge | £0.65 per sq ft         |
| Rates Payable  | Approx. £1.75 per sq ft |
| Term           | Negotiable              |

#### CONTACT & VIEWINGS



**Greg Henry**

07841 928670

[greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)



**Ross Molloy**

07443 085690

[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

**028 9020 5900**

[mcconnellproperty.com](http://mcconnellproperty.com)

#### LOCATION

The property occupies a well-established location on Crawfordsburn Road, on the north-western side of Newtownards.

The subject is situated within a mature industrial estate and benefits from its close proximity to Newtownards town centre, where a wide range of shops, services and other amenities are available.

Newtownards is one of the principal towns in the Ards and North Down area and benefits from good road connections, with the A21 providing a direct route towards Belfast and the A20 providing access towards Bangor and Holywood.

#### CONNECTIVITY

**Belfast City Centre**  
13.5 Miles

**Belfast Port**  
16 Miles

**Bangor**  
4.5 Miles

**Belfast City Airport**  
13.5 Miles

#### ACCOMMODATION

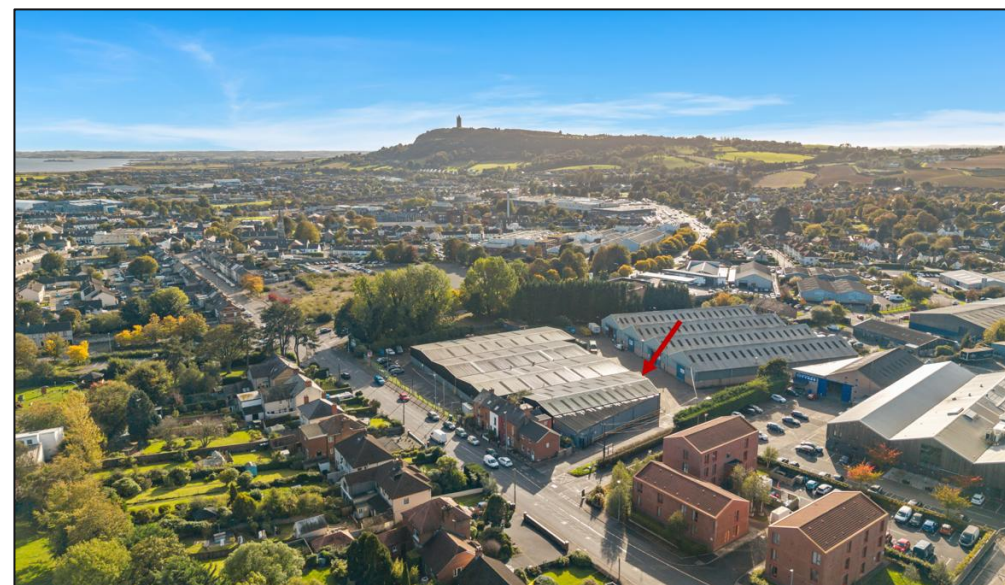
| DESCRIPTION  | SQ FT         | SQ M       |
|--------------|---------------|------------|
| Warehouse    | 8,006         | 744        |
| Offices      | 2,302         | 214        |
| <b>Total</b> | <b>10,308</b> | <b>958</b> |

#### DESCRIPTION

Unit 4 comprises a substantial warehouse unit of 10,308 sq ft (958 sq m), providing extensive open-plan accommodation with ancillary offices.

The warehouse benefits from a roller shutter door and loading/access opening, while the office accommodation is arranged along the eastern elevation and includes a combination of individual and open plan offices. Male and female WC facilities are also provided.

The warehouse provides an eaves height of approximately 5.6m, and further benefits from ample car parking spaces around the property.



Property outlines for indicative purposes only



NOT TO SCALE - FOR IDENTIFICATION ONLY



## Unit 4, 16 Crawfordsburn Road

Newtownards, BT23 4EA

### CONTACT



**Greg Henry**

07841 928670

[greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)



**Ross Molloy**

07443 085690

[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

### TERMS

Rent **£5 per sq ft**

Lease **New Lease**

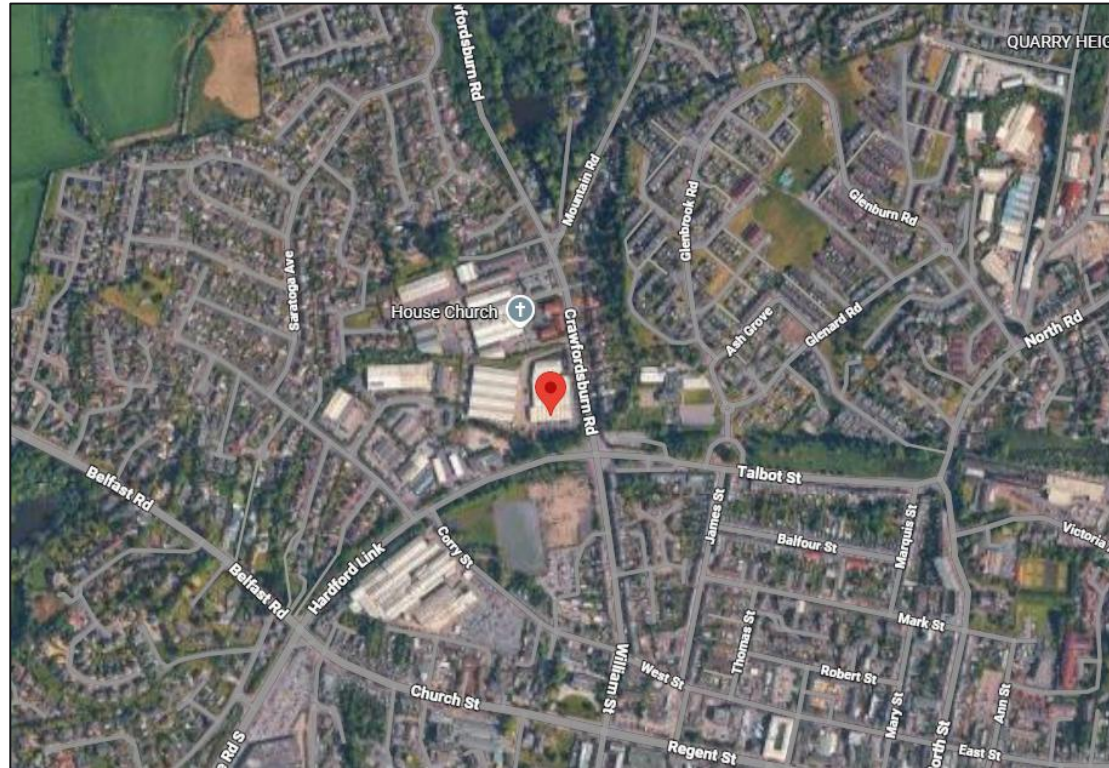
**McConnell**



**028 9020 5900**

[mcconnellproperty.com](http://mcconnellproperty.com)

### LOCATION



### VIEWINGS

Viewing is strictly by appointment with the sole agent McConnell Property.

### McConnell Property

1<sup>st</sup> Floor, Montgomery House  
Montgomery Street  
Belfast  
BT1 4NX

Disclaimer: These particulars are issued subject to contract and are for general information only. They do not constitute any part of an offer or contract. All statements contained herein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements and dimensions contained in these particulars.

Anti-Money Laundering: We are required to obtain evidence of the identity and proof of address of potential purchasers or lessees as part of mandatory anti-money laundering checks.