



Unit 9 North Road Business Park

Quarry Heights, Newtownards, BT23 7SZ

Workshop/Storage Unit with Ancillary Office

507 sq ft
(47.10 sq m)

- Suitable for a variety of businesses and available for immediate occupation.
- Ground floor workshop plus first floor office suite.
- Situated in established Industrial Park just outside Newtownards Town Centre.

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Summary

Available Size	507 sq ft
Rent	£400 per month
Business Rates	To be separately assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Location

Excellent workshop premises located within North Road Industrial Park, an established industrial estate in Newtownards.

Newtownards is situated around 10 miles east of Belfast and 5 miles south of Bangor in County Down.

Description

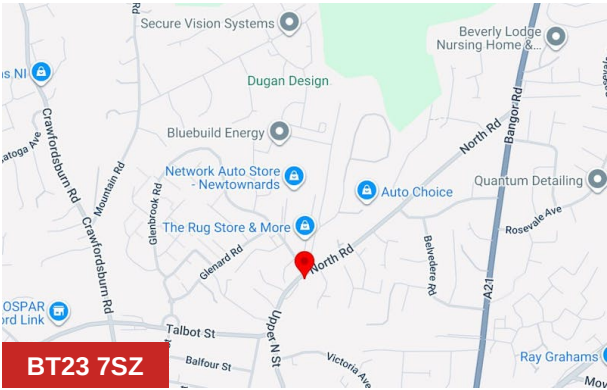
Property comprises ground floor workshop/store with first floor office. Offices are fully finished to include plastered and painted walls, tiled flooring, oil-fired heating and lighting. The storage unit benefits from roller shutter access with plastered and painted walls plus concrete floor.

Neighbouring occupiers include Premier Packaging, North Down Media, Quarry UPVC Ltd and Ruddell Metals.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	284	26.38
1st	223	20.72
Total	507	47.10



Viewing & Further Information



Caroline McKillen
07767 443376
caroline.mckillen@mcconnellproperty.com



Sam Caldwell
sam.caldwell@mcconnellproperty.com