

Unit 13, North Road Business Park, Newtownards, BT23 7SZ

To Let | 1,606 sq ft

Excellent Warehouse Unit

028 9020 5900
mcconnellproperty.com

Unit 13, North Road Business Park, Newtownards, BT23 7SZ

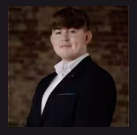
Summary

- Rent: £9,600 per annum
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

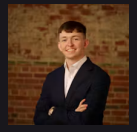
Further information

- View details on our website

Contact & Viewings

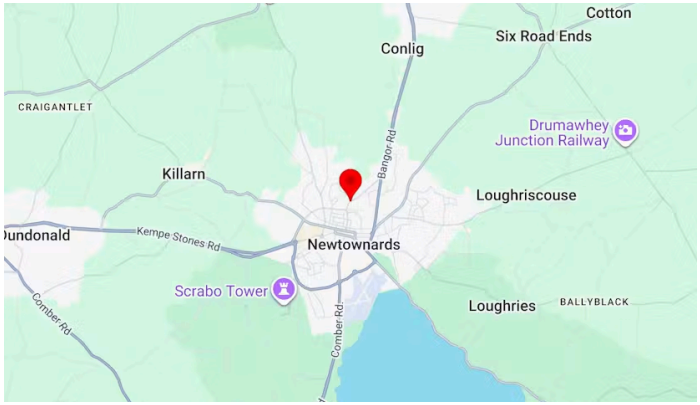


Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com



Manus Doherty
07776 825917
Manus.Doherty@mcconnellproperty.c

028 9020 5900
mcconnellproperty.com





Location

North Road Business Park is prominently located on North Road, Newtownards, within an established commercial and industrial area.

The location provides excellent accessibility to Newtownards town centre and the surrounding road network, with Belfast and Bangor readily accessible via the A21 and A20.

The immediate area is well established for commercial and industrial use, with a range of warehouse, trade counter, industrial and business occupiers nearby.

Accommodation

Name	sq ft	sq m
Unit	1,606	149.20
Total	**1,606**	**149.20**

Description

The subject property comprises a steel frame warehouse building with part block walls and single skin profile metal cladding. The unit has a pitched profile metal roof with eaves height of c.4.35m with an apex of 6.1m.

The premises benefits from a level access roller shutter door and concrete floors. Additionally, a fully fitted office is provided within the subject finished to include vinyl carpet floors, plastered and painted walls plus fluorescent strip lighting.

The unit also benefits from a fitted kitchen with range of high and low level units plus WC facilities. Neighbouring occupiers include Premier Packaging Ltd, Ruddell Metals, POC Golf and North Down Media.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.