

Lisney

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FOR SALE/TO LET:
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**High specification Warehouse and Office
Accommodation**

**UNITS M & N, BALLOO BUSINESS PARK SOUTH,
21 ENTERPRISE ROAD, BANGOR, BT19 7TA**

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CONTACT

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BRIEF

- Excellent quality warehouse and office accommodation from c. 1,232 sq. ft. – 3,437 sq. ft.
 - Well established business location
 - Excellent accessibility
 - Generous on site car parking
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WWW.LISNEY.COM

LOCATION

Bangor is a seaside town on the North Down coast approximately 12 miles to the east of Belfast.

The subject property forms part of Balloo Business Park South which is accessed from Enterprise Road.

Enterprise Road comprises a mix of warehouse, industrial and offices uses and is situated off the A21 Bangor to Newtownards dual carriageway.

DESCRIPTION

The subject property offers excellent warehouse and office accommodation with a generous provision of dedicated car parking, within a secure business park.

Unit M offers self contained warehouse accommodation while Unit N comprises fully fitted office accommodation with ancillary stores.

ACCOMMODATION

Unit M - GF Warehouse
114.46 sq m | 1,232 sq ft

Unit N - GF & FF Warehouse and Offices
204.85 sq m | 2,205 sq ft

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs, maintenance and upkeep of common areas. The current service charge estimate is £200 Per Annum Plus VAT

EPC - D83

Energy Performance Certificate

Northern Ireland

Unit N

21 Enterprise Road

BANGOR

BT19 7TA

Certificate Reference Number:

0280-5914-0327-8760-1044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

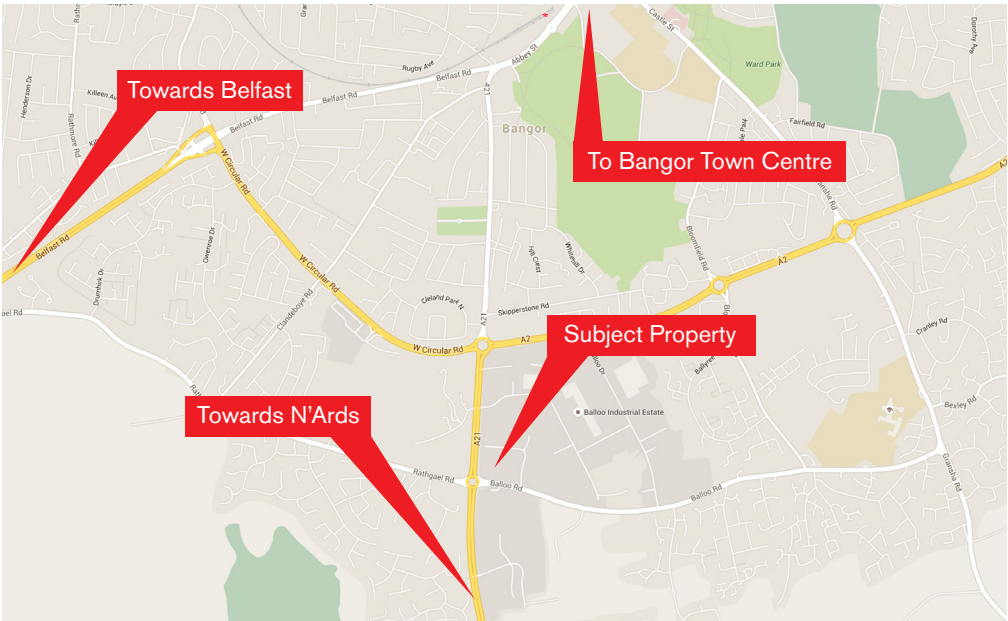
G Over 150

Less energy efficient

Net zero CO₂ emissions

83

This is how energy efficient the building is.



TITLE

We understand that the property is held freehold

PRICE

Unit M: £62,500 Excl.
Unit N: £130,000 Excl.

RENT

Unit M Rent: £6,150 per annum excl.
Unit N Rent: £12,000 per annum excl.

Term: Subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms by way of Service Charge recovery.

RATES

Unit M NAV: £5,150
Unit N NAV: £6,500

Unit M Rates 2015/16: £2,766.13
Unit N Rates 2015/16: £3,491.23

The above figures do not reflect 20% Small Business Rates Relief which will apply to the majority of incoming tenants.

VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to VAT

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