



**The Combined Structural Installation & Maintenance Company**  
 • Building  
 • Mechanical  
 • Electrical  
 • Maintenance  
 Tel: 028 9041 9399  
 Fax: 028 9041 9799

**TO LET** (MAY SELL)

**Unit 4, Carrowreagh Business Park, Carrowreagh Road, Dundonald, BT16 1QQ**  
 Modern Business Unit with two storey offices and warehousing c. 2,762 sq ft



## Features

- Extending to approximately 2,762 sq ft.
- Suitable for a variety of uses subject to necessary consents.
- Highly accessible business park.
- Good on site car parking.

## Location

Carrowreagh Business Park is an attractive development of business units, located off Carrowreagh Road which in turn is located directly off the Upper Newtownards Road dual carriageway in Dundonald.

The subject offers good access to the Greater Belfast area, North Down and the motorway network via the Knock dual carriageway, as well as the Ports of Belfast and Larne and Belfast International and City Airports.



## Description

A modern mid-terrace business unit with ground and first floor offices and warehousing.

The office space provides reception, various offices with w/c and kitchen facilities.

The specification includes:

- The offices are finished to include carpeted floors, painted walls and suspended ceiling.
- C. 6m eaves, electric roller shutter door and concrete flooring.
- Gas fired heating and alarm system.
- 4 dedicated Car Parking spaces.

## Accommodation

Description	Sq ft (GIA)
Office - Ground Floor	662
Office - First Floor	662
Warehouse	1,438
<i>Total</i>	<i>2,762</i>

## Ground Floor Reception





© Copyright 2019 Google Maps

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## Asking Price

Price on Application.

## Repairs/Insurance

Tenant will be responsible for an FRI lease and to reimburse the landlord with buildings insurance premium.

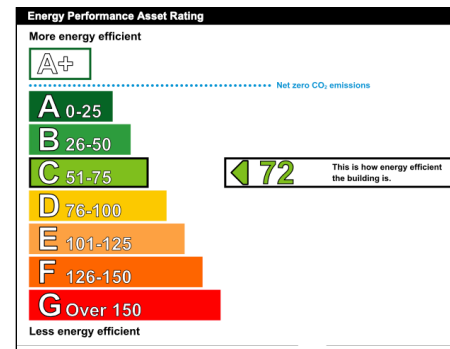
## Service Charge

Tenant will be responsible for a Service Charge to cover common area upkeep and maintenance.

## EPC

The property has an EPC rating of C72

A full certificate is available on request.



## Rent

£15,000 per annum exclusive.

## Term

By negotiation.

## Business Rates

We understand that the property has been assessed for rating purposes as follows:

NAV:	£12,400
Rate in the £ for 2019/20:	0.614135
Rates Payable 2019/20:	£7,615.18

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

All prices and outgoings are exclusive of but may be liable to VAT.

## Contact

**Andrew Gawley or Jonah McDowell**  
**028 9050 1501**  
**agawley@lisney.com**  
**jmcdowell@lisney.com**