

**BENEFITTING FROM 2 DOCK LEVELLERS**

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**TO LET**

**140 Newtownards Road, Comber BT23 5LE**

Newly Refurbished Warehouse with 2 Dock Levellers, Office and Yard extending to 10,506 sq ft (976 sq m)

# LOCATION

Newtownards is a busy market town located on the shores of Strangford Lough c. 10.4 miles east of Belfast and 4.8 miles south of Bangor. The town has a resident population of 29,677 people according to the 2021 census.

The subject property is located just off the main A21 arterial route which links Comber (c. 2.1 miles / 4 minute drive) and Newtownards (c. 2.6 miles / 6-minute drive).

# DESCRIPTION

The subject comprises newly refurbished open plan warehouse with ancillary office accommodation situated on a secure site which provides generous car parking, external storage, and marshalling space.

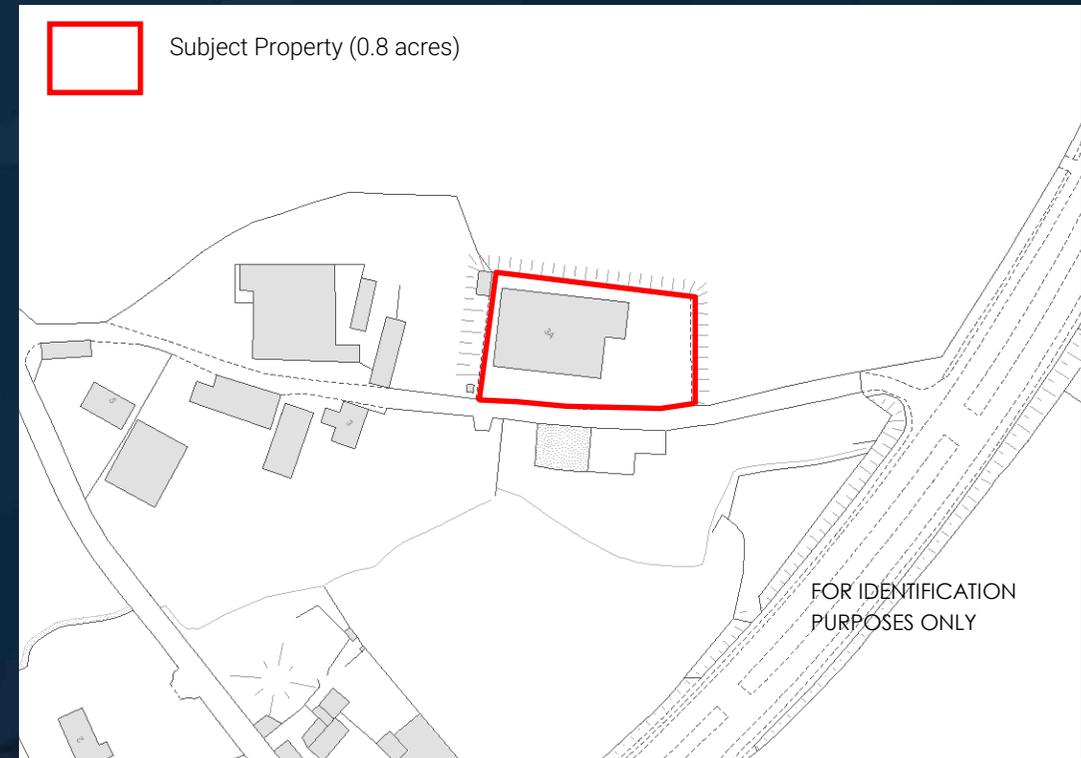
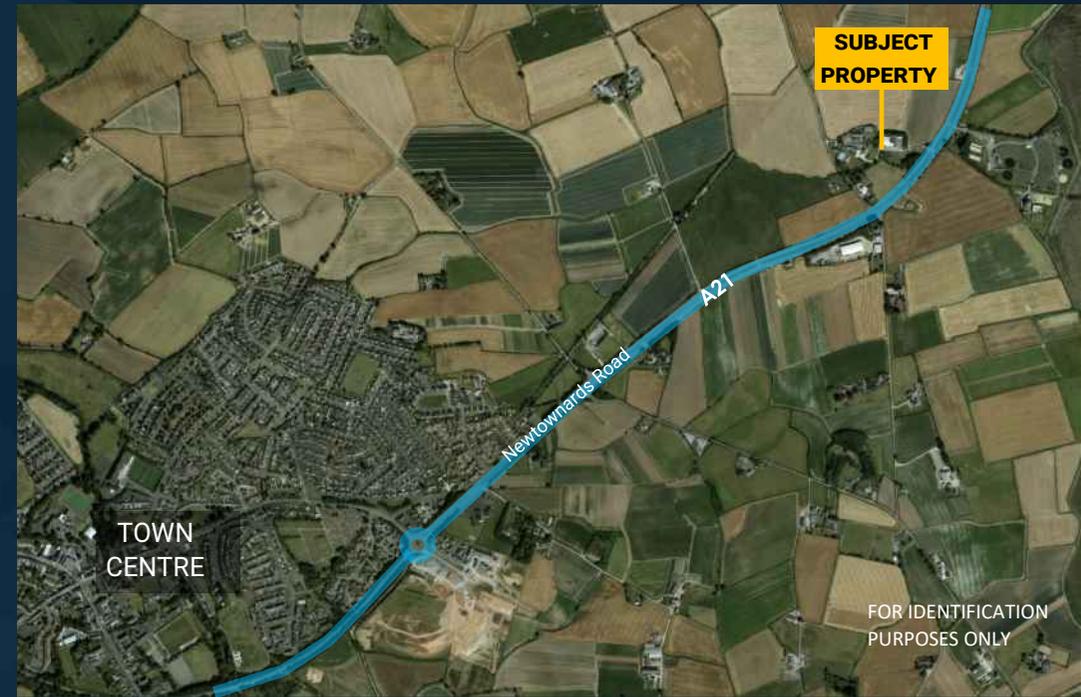
The building has recently been refurbished to a high standard to include reroofing and recladding. The warehouse has a minimum eaves height of c.18 ft and benefits from 2 no. dock levellers, 2 electric roller shutters, 3 phase (100 KVA) electricity supply and a smooth concrete floor with integrated drainage.

The office accommodation comprises a modern reception, male and female WC facilities, two private offices and a staff kitchen.

Externally most of the yard is laid in concrete, with an area laid in tarmacadam to the side of the building.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Warehouse	839	9,020
Reception	23	248
Store 1	40	431
Store 2	12	129
Male / Female WCs	-	-
<b>GROUND FLOOR TOTAL</b>	<b>913</b>	<b>9,817</b>
<b>FIRST FLOOR</b>		
Office 1	24	158
Office 2	13	140
Kitchen	26	280
<b>FIRST FLOOR TOTAL</b>	<b>63</b>	<b>678</b>
<b>TOTAL ACCOMMODATION</b>	<b>976</b>	<b>10,506</b>







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# LEASE DETAILS

RENT: Price on Application  
TERM: Negotiable, subject to periodic upwards only rent reviews  
REPAIRS: Full repairing and insuring lease  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

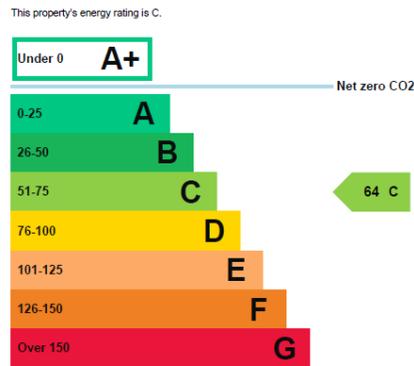
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £19,000

Estimated rates payable in accordance with LPS  
Website: £10,293.06

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



### 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/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10290



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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