

## UNIT TO LET

Commercial unit with car parking

Unit D1 Strangford Park, Jubilee Rd, Newtownards, BT23 4YH



Ideally situated off the Comber Road in Newtownards, Ards Business Centre are proud to present this versatile Industrial Unit which is perfect for the business owner commuting or establishing a customer base in the Ards Peninsula, NorthDown, Belfast and surrounding areas. No long term rent commitment required.

Unit no.	Size (sq.ft.)	Rent	Service charge	VAT	Total per month
D1	1022	£395.17	£97.94	£98.62	£591.74

## Inside

- Large open workspace
- 2 separate offices / storage units PVC doors & windows
- Sink unit and cupboards
- Toilet

## Outside

- Roller door with separate access
- Palisade fencing at perimeter of site
- Static security cameras
- Automatic gates with 24/7 fob access
- Parking area

## Services

- Discounted cost for seminar/meeting room hire
- General waste disposal (compactor)
- 3 phase electricity supplied to point of entry
- Car Parking area

## Additional Terms

- Rates are payable directly by the tenant
- 30 days written notice to vacate premises



For further details or to arrange a viewing please contact us on 02891 819787 or alternatively e-mail us at [info@ardsbusiness.com](mailto:info@ardsbusiness.com).