

## OFFICE TO LET

OS2, Sketrick House, Jubilee Rd, Newtownards, BT23 4YH



Ideally situated off the Comber Road in Newtownards, Ards Business Centre are proud to present this versatile office space. This is the perfect space for the business owner commuting or establishing a customer base in the Ards and North Down geographical area. Flexible rental terms are available.

Unit no.	Size (sq.ft.)	Rent	Service charge	VAT	Total per month
OS2	546	£546	£136.50	£136.50	£819

## Interior

- Air conditioning
- Plugs, network and phone points in floor boxes

## Exterior

- Onsite security
- Automatic gates with 24/7 fob access
- Car parking

## Services

- Discounted cost for seminar/meeting room hire
- Heat and light in office
- Cleaning of internal communal spaces
- Maintenance of external communal spaces
- General waste facilities
- Access to tea point and kitchen facilities

## Additional Terms

- Monthly charges exclude rates (payment of which is responsibility of tenant)



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).