

TO LET

First Floor Self Contained Office Suite Unit 7 Balloo Court, Balloo Drive, Bangor BT19 7AT



Location

Bangor is located approximately 14 miles (22.5 km) east of Belfast. Balloo Office Park is located on the periphery of Bangor town centre, accessed directly off Balloo Drive. The property is in close proximity to Bloomfield Shopping Centre and benefits from good transport links to the main road network. Other occupiers in the development include MMM Builders, Mango, Bangor Physiotherapy, Moore MacDonald and McFadden Perry Solicitors.

Description

Unit 3 is a shell and requires to be fitted out. A fit out to suit an individuals needs can be arranged by negotiation with Landlord. It is accessed via the communal front door and stairs/lift and will avail of communal WCs and have access to an auxiliary meeting room on the ground floor (subject to prior booking when needed). It will also be allocated 2 parking spaces.

There is a communal disabled access WC on ground floor.



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



SIZE

Unit 3: First floor c. 884 sq.ft. (82.1 sq.m.)

RENTAL AND OUTGOINGS

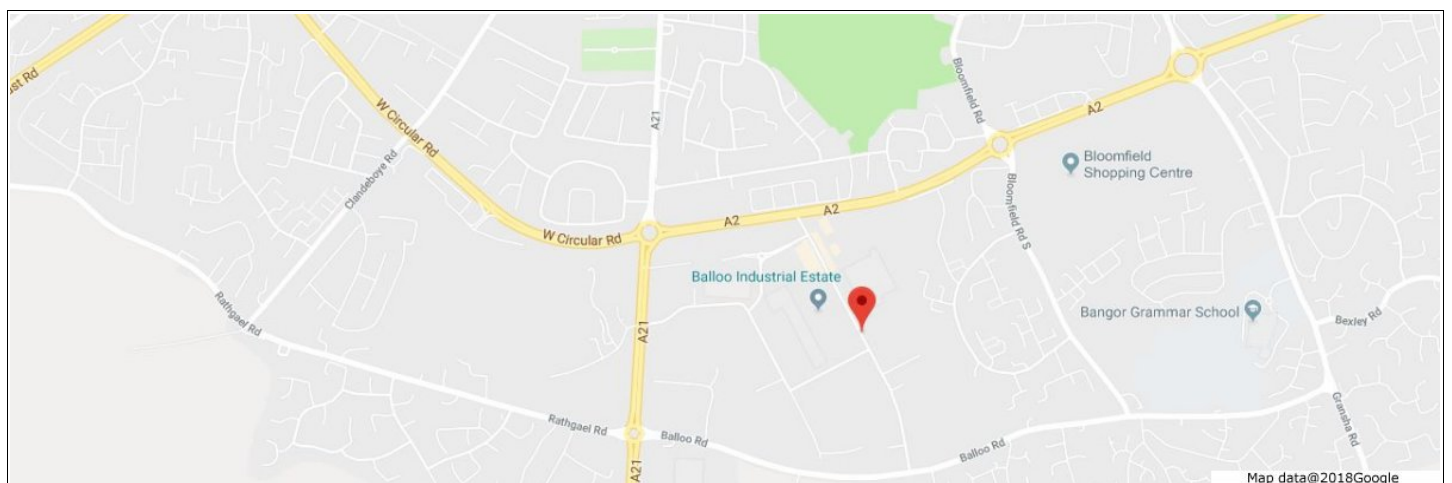
Unit 3 £1,580 per month
(inclusive of service charge, building insurance,
electricity, heating and rates)

VAT All prices quoted are exclusive of VAT, which is chargeable

LEASE Minimum 5 years

EPC B-36

VIEWING By appointment with Sole Agent 028 9042 4747



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