

# TO LET

## The T&C Building

Town Centre Office Accommodation with On-Site Car Parking

From c.163 sq.ft. - c. 12,750 sq.ft.

39 Regent Street, Newtownards BT23 4AD



### LOCATION

Newtownards is located approximately 12 miles east of Belfast and has a district population of c.70,000 persons. The building is located on Regent Street, one of the main thoroughfares for the town. Neighbouring occupiers in the vicinity include Ards Hospital, Ards Borough Council, Newtownards Court House & Translink Bus Station.

### DESCRIPTION

This well situated property currently comprises some c.13,000 sq ft of office accommodation on three floors together with 30 on-site car park spaces. Each floor has male and female toilet accommodation. There is a main staircase and secondary emergency staircase.

Suites can be made available from individual offices on the second floor, to an entire floor or entire building.



RENT

P.O.A.

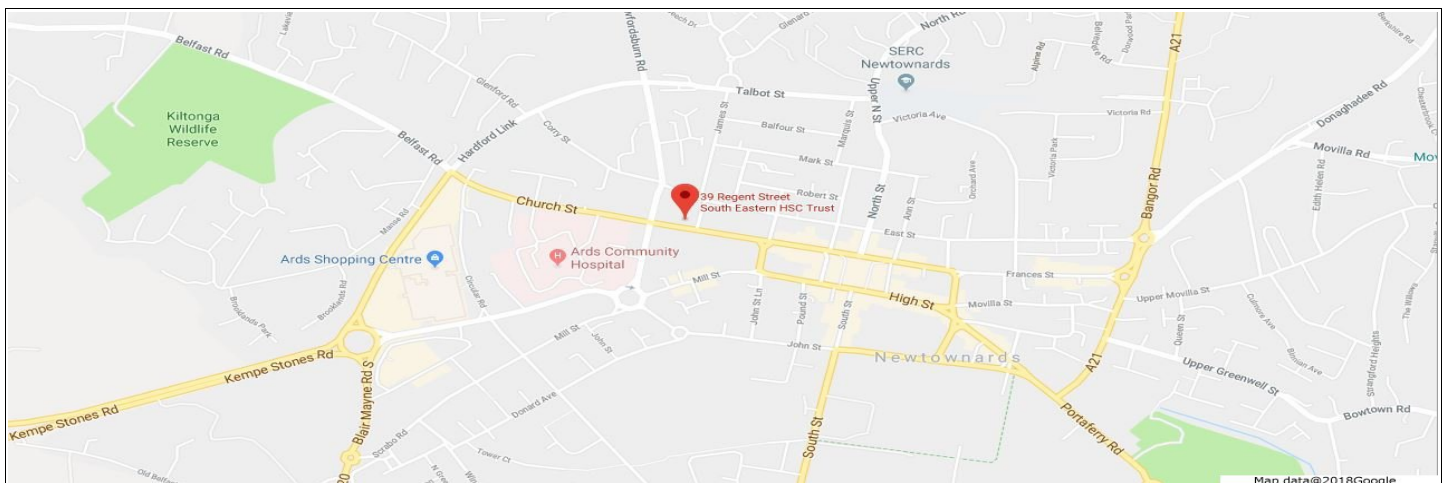
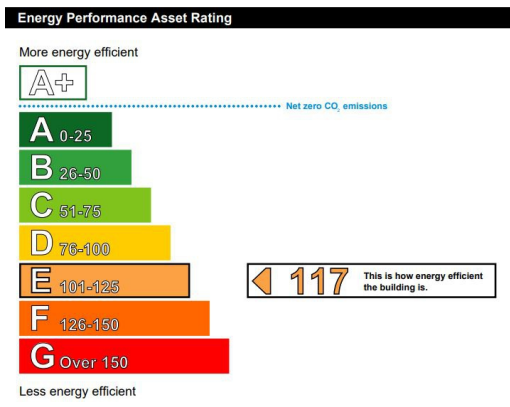
54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto:nicola@trcommercial.co.uk)

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### LEASE DETAILS

<b>TERM</b>	Minimum one year
<b>REPAIRS</b>	Full Internal Repairing and Insuring Basis plus Service Charge
<b>SERVICE CHARGE</b>	A charge will be levied for heat, light, external repairs, management fee, upkeep of common areas. TBC
<b>VAT</b>	All prices are quoted exclusive of VAT which is chargeable
<b>ACCOMMODATION</b>	(see separate schedule)  Office suites available from c.163 sq.ft. - c.12,750 sq.ft. over ground, first and second floors
<b>RATES</b>	To be re-assessed following sub-division
<b>EPC</b>	E-117
<b>VIEWING</b>	By appointment with Sole Agent 028 9042 4747



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