

# TO LET

## The TnC Building

Excellent Office Accommodation with Car Parking

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 Offices, Newtownards Court House & Translink Bus Station.

### DESCRIPTION

The second floor comprises cellular offices which can be rented individually or in combination. There is a shared kitchen plus separate male and female WC's.

### ACCOMMODATION

Ground Floor	Let
First Floor	Let
Second Floor	c.163 sq.ft. - 2,027 sq.ft. (155 sq.m. - 188.3 sq.m.)

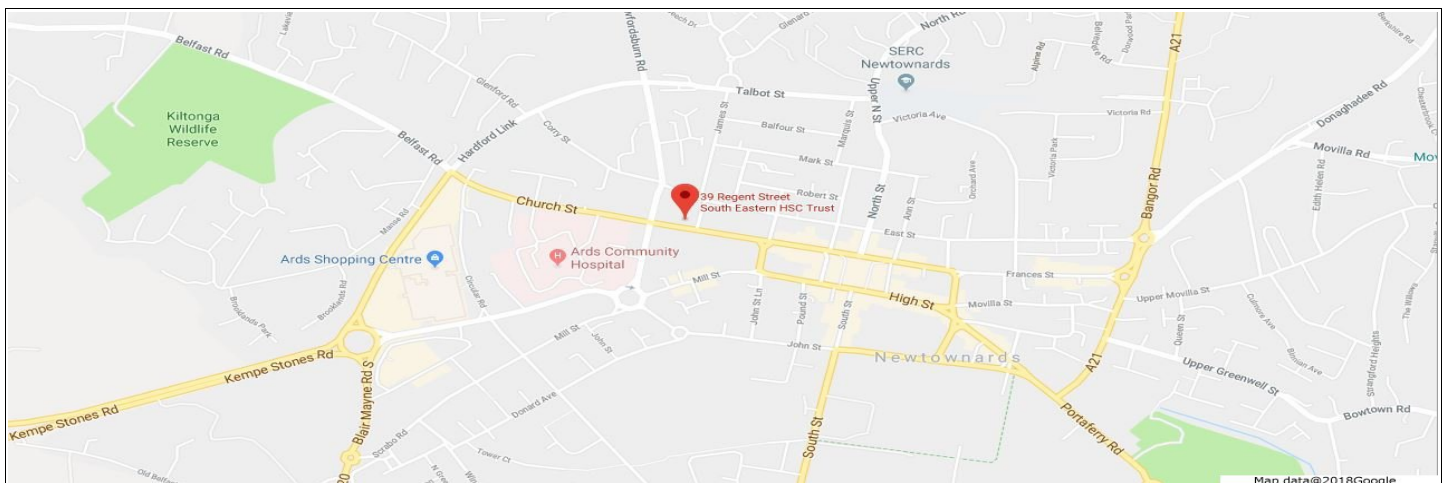
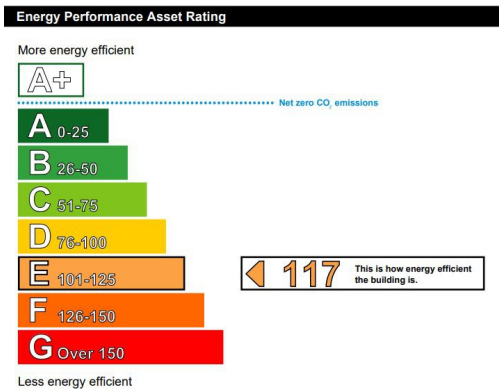


Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)

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### LEASE DETAILS

<b>RENT</b>	<b>from £5 per sq.ft.</b>
<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 external repairs, management fee, upkeep of common areas. TBC
<b>VAT</b>	All prices are quoted exclusive of VAT, which is chargeable on the rent and outgoings
<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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