

**Available  
Immediately**



**To Let**

Modern Warehouse Unit  
**Unit 2, 38 Jubilee Road, Jubilee Industrial Estate,  
Newtownards, BT23 4YH**

**Riddell  
McKibbin**

# Modern Warehouse Unit

## Unit 2, 38 Jubilee Road, Jubilee Industrial Estate, Newtownards, BT23 4YH

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### PROPERTY SUMMARY

- To Let Modern Warehouse Premises
- Extends to c.3,000 sq.ft (278.70 sq.m)
- 4 no. parking spaces
- Available Immediately
- Guide Rent £16,000 per annum exclusive

### LOCATION

Newtownards lies at the most Northern tip of Strangford Lough, c. 10 miles East of Belfast on the Ards Peninsula and has a population of c. 28,000 people.

The property benefits from convenient access to the main Newtownards to Belfast A20 Dual Carriageway.

Jubilee Industrial Estate is characterised by a mix of office, trade counter and industrial / warehouse units.

Neighbouring occupiers include Associated Processors, Pro-Pak Phoenix, Rich Sauces, Willowbrook Foods and the Newtownards Driver & Vehicle Testing Centre.

### DESCRIPTION

The subject property is of steel portal frame construction with facing blockwork and profiled composite cladding to elevations and roof.

The property benefits from a floated concrete floor, an eaves height of c.5.0m, an electric roller shutter door (4.0m wide x 4.85m high), roof lights and on-site parking. The unit would be suitable for a range of uses (subject to planning permission).

### ACCOMMODATION (All areas are approximate based on G.I.A)

Unit 2:	3,000 sq.ft	(278.70 sq.m)
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### RATES

Net Annual Value: £12,900

Rate in the £ 2020/21: £0.510730

Estimated Rates Payable: £6,588 p.a.

The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.

### LEASE DETAILS

Rent: £16,000 per annum exclusive

Term: Negotiable

Reviews: Upwards only rent review.

Repairs: Full repairing and insuring terms.

Service Charge: £828 pa for 2020

Insurance: Tenants are responsible for the reimbursement of a fair proportion of the building insurance premium.

### VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

### EPC

D81 - A copy of the EPC is available upon request.



## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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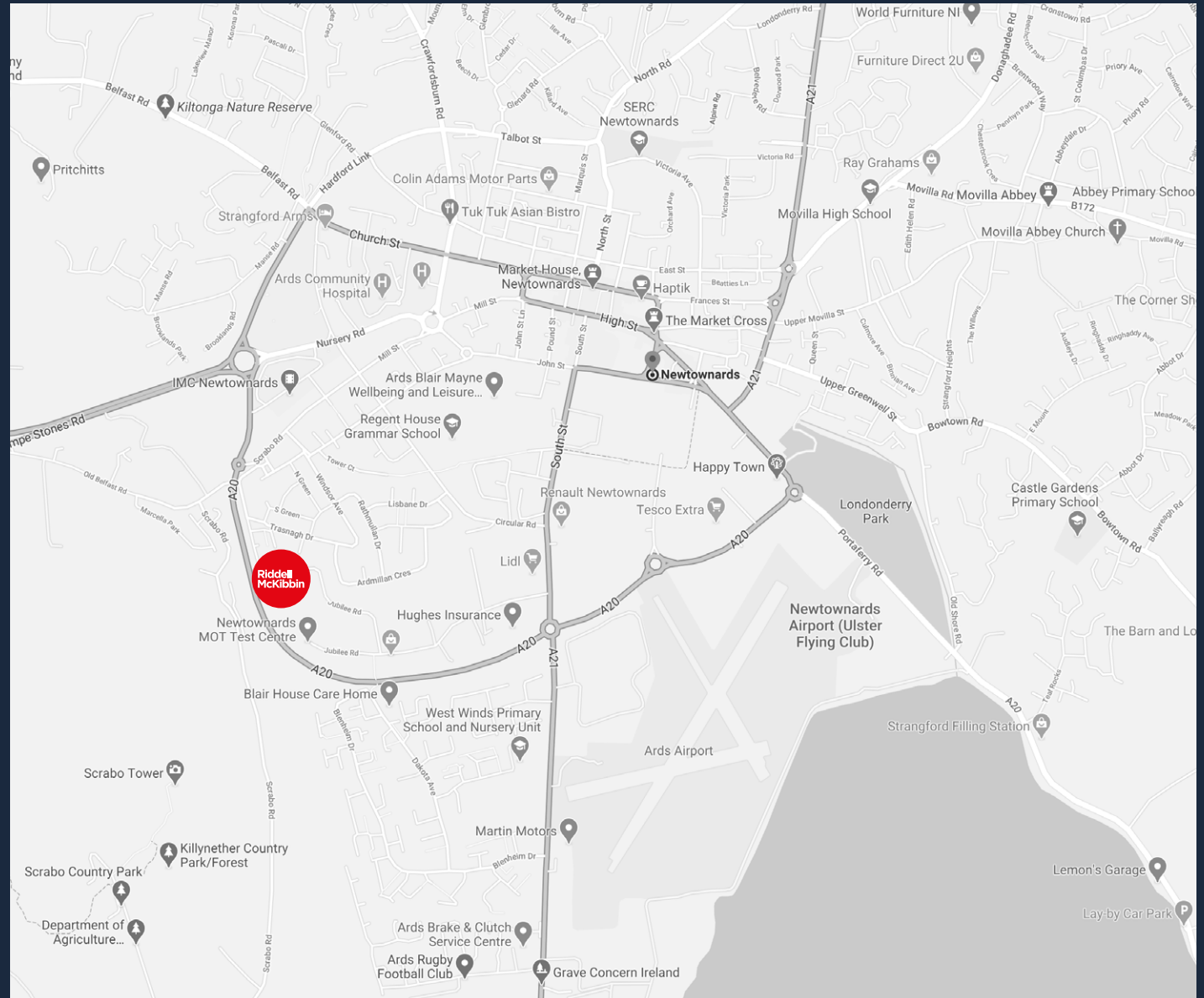
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