



MCCONNELL

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Warehouse Investment



FOR SALE

Excellent Warehouse Investment Opportunity
c. 16,285 sq ft (1,514 sq m)

Unit 3, Kiltonga Industrial Estate
Belfast Road
Newtownards
BT23 4TS



- Modern warehouse investment close to Newtownards Town Centre
- The Industrial Estate is convenient to the main Belfast to Newtownards dual carriageway which ensures ease of access to both Belfast Harbour and George Best City Airport.
- Nearby occupiers include; Pritchitt Foods, Thyssen Krupp, Downtown Radio, The Stove Yard and Bridgedale Outdoor Ltd



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

Newtownards is located approximately 12 miles east of Belfast close to Dundonald and is within easy reach of Bangor, Holywood and Comber.

The property is situated on the Kiltonga Industrial Estate which is located on the Belfast Road on the outskirts of Newtownards.

The Industrial Estate is convenient to the main Belfast to Newtownards dual carriageway which ensures ease of access to both Belfast Harbour and George Best City Airport.

Nearby occupiers include; Pritchitt Foods, Thyssen Krupp, Downtown Radio, The Stove Yard and Bridgedale Outdoor Ltd

DESCRIPTION

The property comprises a modern rectangular shaped warehouse (50m x 27.8m) of steel portal frame construction with part block and part profile sheet steel elevations. In addition there is a single storey office building to the front elevation which links through to the warehouse accommodation.

Access to the warehouse which has an approximate eaves height of 6.70m (22ft) is via three roller shutter doors.

The office accommodation is sub-divided into a number of office/reception areas by means of de-mountable partitioning and includes male/female toilets plus kitchette area.

Externally there is parking and loading areas to both the front and rear elevations.

ACCOMODATION

	M²	FT²
Warehouse/Production	1,395	15,005
Office	119	1,280
	<hr/>	<hr/>
	1,514	16,285





TENANCY INFORMATION

Technical Metals Ltd occupy the entire premises on a lease until 31st May 2026 at a passing rent of £50,000 per annum with the next rent review due on the 1st June 2021.

TENANT PROFILE / COVENANT

Technical Metals Ltd are a leading Aluminium Finishers undertaking a wide range of anodising and surface preparation processes. Their client base includes high profile companies such as B/E aerospace, Thales and Thomson Aero Seating.

TITLE

Assumed Long Leasehold

SALE DETAILS

Seeking offers over £550,000 excl.

RATES

We are advised by Land and Property Services of the following:-

NAV - £38,000

Rate in the £ is 0.569837 (2019/2020)

Estimated rates - £21,654

VAT

The property is elected for VAT and the sale can be treated as TOGC (Transfer of Going Concern).

VIEWING

Strictly by appointment through McConnell Chartered Surveyors

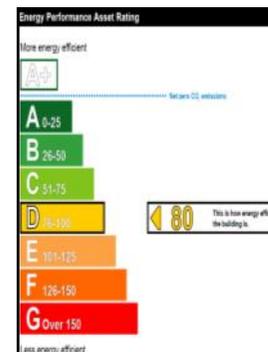
Contact: Frazer Hood

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Website: www.mcconnellproperty.com

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE

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