

# To Let

**Strangford Park  
Ards Business Centre  
Jubilee Road  
Newtownards  
BT23 4YH**



- Excellent Industrial/Business Units from c. 500 sq ft (46 sq m)
- Office Accommodation from c. 70 sq ft (6.50 sq m)
- Flexible Lease Terms Available
- Business Service Support to include conference/meeting room facilities, photocopying and faxing
- Secured Site with 24 hour security

## Location

- Strangford Park Business Centre is an office/industrial unit development fronting the Jubilee Road and within a popular and well-established industrial / commercial location within the busy town of Newtownards. Existing occupiers include Relax Coffee Shop, Praxis Care, A Slice of Heaven etc. The site is protected by security patrol/ CCVT and benefits from extensive onsite car parking.
- Other occupiers located off Jubilee Road include Rich Sauces, Driver & Vehicle Agency, Tilt-a-Dor, Lidl supermarket and Hughes & Company.
- The area has been greatly enhanced by the commencement of the Castlebawn Shopping Centre/Tesco Superstore and A20 Link Road.

## Service Charge

The tenant pays a service charge to cover the landlord's costs of the general maintenance and management of the estate.

## Rent Deposit

A rental deposit payment will be required upon signing a lease agreement.

## VAT

All prices and rentals quoted are exclusive of, and are subject to, VAT.

## Net Annual Value/Rates

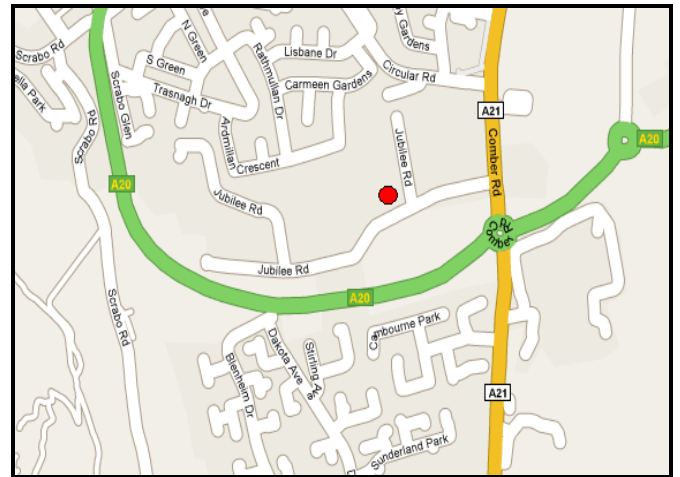
The NAV's vary depending upon unit size etc  
Rate in £2018/19 = £0.557373

## Schedule of Accommodation

Unit No.	Size (sq ft)	Rent	Service Charge	VAT	Total per month	Available Date
B5	509	£196.81	£48.78	£49.12	£294.71	Immediate
D1	1022	£395.17	£97.94	£98.62	£591.74	01.12.17
D2	1543	£596.63	£147.87	£148.90	£893.40	01.02.18
O2	72	£72.48	£6.90	£15.88	£95.26	Immediate

## Lease Details

<b>Term</b>	Flexible licence agreements available.
<b>Rent</b>	See above schedule
<b>Repairs</b>	The tenant is responsible for internal repairs.
<b>Insurance</b>	The tenant is responsible for their own personal contents and business insurance.



Location Plan for Identification Purposes Only

For further information or an appointment to view please contact:

### Jago Bret

T: 028 9031 6123

E: [j.bret@gvani.co.uk](mailto:j.bret@gvani.co.uk)

or

### William Russell

T: 028 9031 6121

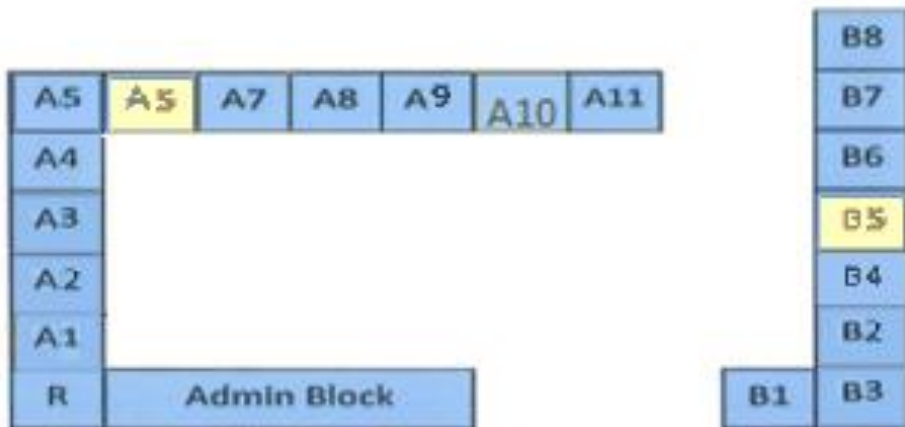
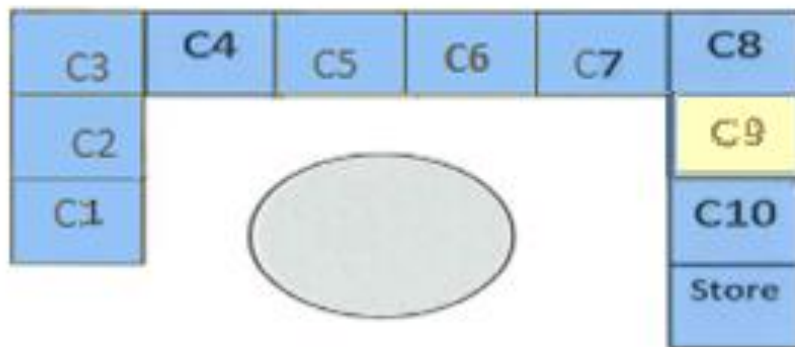
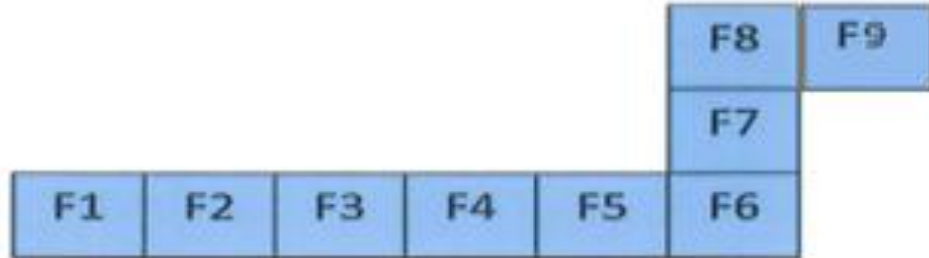
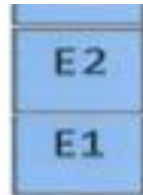
E: [william.russell@gvani.co.uk](mailto:william.russell@gvani.co.uk)

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Drawing not to scale!

~~PLAN - 10/03/2011~~



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MAIN JUBILEE ROAD

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