



24 Enterprise Avenue

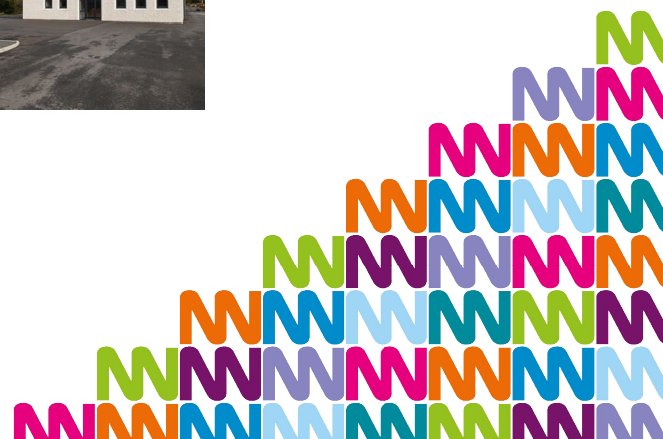
Downpatrick
BT30 9UP

£1,750 Per Month

- Modern Commercial Premises
- Option of exclusive access to private 1.1 acre site
- 2000sq ft Office Space
- 5000sq ft Insulated Warehouse
- Suitable for a range of business types
- Situated in busy retail/commercial park
- Rare Opportunity in Prime Location
- Contact Downpatrick Office on 028 4461 2100
- Single Phase Electricity



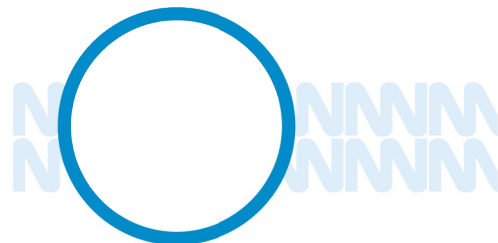
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Modern Commercial Premises available TO LET located off the Belfast Road, Downpatrick. Appealing to a variety of business types in prime location within a busy retail/commercial park.

- 2000sq ft office space finished to high spec with pvc windows, LED spotlights and laminated floors.
- 5000 sq ft Insulated warehouse with LED lights and power floated floor
- Suitable for a range of business types
- Secure 1.1 acre site with electric gate and parking
- Fibre broadband and gas heating
- Single-phase electricity - the building has a three-phase line and can be upgraded at the exchange (pending confirmation from Power NI)



For any enquiry relating to this property, please contact

Kayleigh Smyth

kayleigh@quinnestateagents.com
07710308955

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

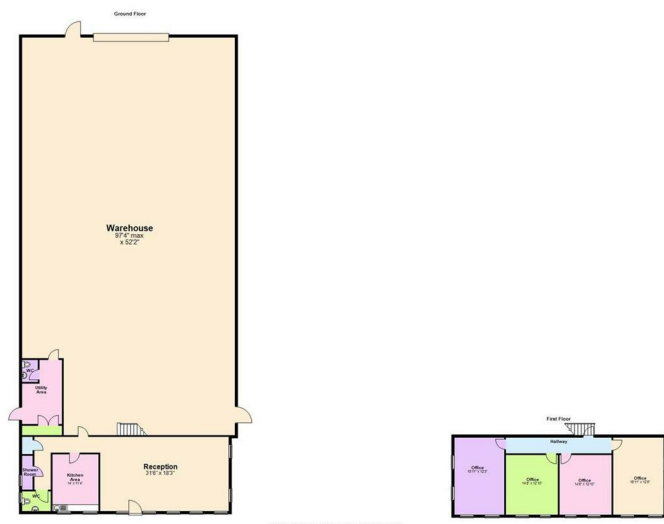
Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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