



UNIT F1, INSPIRE BUSINESS PARK
CARROWREAGH ROAD,

£2,000 PER MONTH



To Let - Industrial / Commercial Unit

Ground and First Floor Commercial Unit, located within the Inspire Business Park off the Carrowreagh Road, 2894 Sq Ft. The premises comprises of large ground floor space (1899 sqft) with kitchen and bathroom, the first floor is open plan with 995 sqft.

The commercial unit has four allocated parking spaces and roller shutter door. The unit has scope for a wide variety of potential business/clients ranging from storage to office space.

Early viewing recommended.

** There is potential for tenants to rent the ground floor space only at a reduced, negotiated rent **.

Key Features

- Spacious Commercial Unit Located In Inspire Business Park
- Ground And First Floor Space
- 2894 Sq Ft
- Four Allocated Parking Spaces

Accommodation Comprises

Ground Floor

Room 1
44'10" x 43'10"

Kitchen
Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for dishwasher, gas fired boiler.

W/C
White suite comprising, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, storage space.

First Floor

Open Space
39'2" x 22'0"

Room 2
10'11" x 14'2"

Room 3
10'9" x 7'8"

Outside
Four allocated parking spaces.

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		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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