



UNIT 5 SABA PARK 16
BALLOO AVENUE, BANGOR,

OFFERS OVER £170,000

Situated within the established Saba Park commercial development on Balloo Avenue, Bangor, Office 5 offers bright, modern and well-presented office accommodation arranged over two floors.

The premises are currently occupied by a successful and expanding business which is relocating solely due to continued growth and the need for larger accommodation. The sale comprises the premises only and does not include the business currently operating from the property.

The ground floor includes a welcoming entrance hall, private office, useful storage accommodation and WC facilities, including an accessible WC.

The first floor provides the principal office accommodation and is particularly impressive, with extensive glazing creating a bright and pleasant working environment. The main open-plan office is presently configured to accommodate approximately 12 members of staff, with access through to a further office currently providing workspace for approximately 4-6 people. This flexible arrangement would suit a wide variety of professional, administrative or commercial users.

A separate fitted kitchen/staff area and additional WC facilities complete the first-floor accommodation.

The property is finished to a good modern standard with suspended ceilings, integrated lighting, carpeted office areas and gas fired central heating. The boiler is approximately four years old and has been serviced annually, with the current gas certificate valid until August 2027.

Security provisions include CCTV, emergency lighting and a fob-controlled entry system at the main entrance and again at the entrance to the upstairs office accommodation.



Key Features

- Approx. 144 sq m (1,550 sq ft) of well-presented office accommodation arranged over two floors
- Further adjoining office suitable for approximately 4-6 staff
- Fitted kitchen/staff room plus ground and first floor WC facilities
- Gas fired central heating with boiler approximately four years old and serviced annually
- EPC Rating C59 with gas certificate valid until August 2027
- Large first-floor open-plan office currently accommodating approximately 12 staff
- Additional ground-floor private office, useful storage and reception/entrance area
- Extensive glazing providing excellent natural light throughout the first floor
- CCTV, emergency lighting and secure fob-controlled access to the main entrance and upstairs office space
- Premises only included in sale; current occupier relocating due to business growth, with vacant possession available from mid-December 2026 at the earliest



Accommodation

Comprises:

Entrance Hall

Bright entrance hall with tiled flooring, glazed entrance door, access to the ground floor office accommodation and staircase leading to first floor.

Office 3 / Reception Room

8'6" x 9'4"

Ground-floor private office with large glazed frontage providing good natural light. Ideal for use as a reception office, private workspace or meeting room.

Ground Floor WC

Spacious accessible WC incorporating WC, wash hand basins and grab rails.

Storage Room

First Floor

Landing

Office 1 – Main Open Plan

Office

38'3" x 17'7"

Impressive open-plan office currently configured for approximately 12 workstations. Extensive glazing along the elevation provides excellent natural light, while the flexible layout offers scope to adapt the space to suit a range of business requirements.

Office 2

12'9" x 18'2"

Generously proportioned adjoining office currently arranged for approximately 4-6 workstations. Suitable for use as a separate department, management office, meeting room or boardroom, with extensive glazing providing excellent natural light.

Kitchen / Staff Room

12'8" x 9'7"

Bright fitted kitchen/staff room incorporating a range of high and low level units, work surfaces and stainless steel sink, with space for appliances and dining table and chairs. Extensive glazing provides excellent natural light. Gas boiler located within the kitchen.

WC

Separate WC with wash hand basin and tiled splashback.

External Area

Situated within the established Saba Park commercial development with two allocated parking spaces, together with additional communal/visitor parking. Convenient vehicular access from Balloo Avenue.

Additional Information

Tenure: Leasehold

Leaseholder: Saba Investments Ltd

Ground Rent: £125 per annum

Vacant Possession: Available from mid-December 2026 at the earliest

Gas Certificate: Valid until August 2027

NAV Rating: £9,050

Rates: £5,516 per annum

Management fee: Annual service charge 24-25 was £538.93 incl VAT



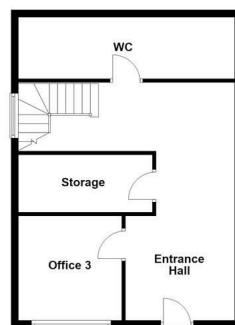




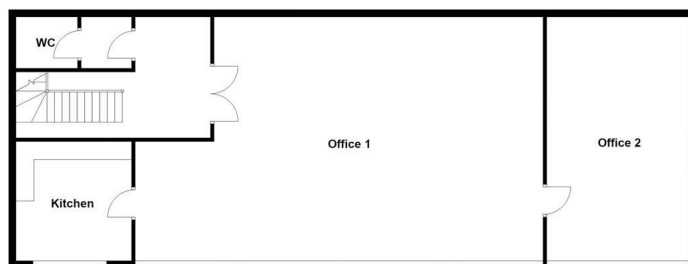




Ground Floor

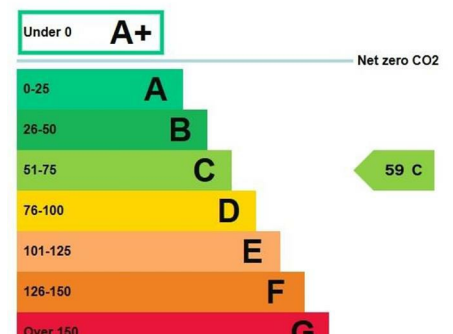


First Floor



Energy rating and score

This property's energy rating is C.



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 91811444.

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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