



TO LET

High Profile Showroom/Warehouse with First Floor Office Space

1A Green Lane, Conlig, Bangor, BT23 7GL

- Open plan showroom premises with extensive glazing and first floor accommodation.
- Secure yard with parking.
- Strategically positioned facing the Bangor carriageway.
- Nearby occupiers include Haldane Fisher, Donnellys Citroen and Bangor Auctions.

Location

Situated facing onto the A21 Newtownards Road Carriageway, in a standalone secure premises. Prominent position raised from the road benefitting from significant volumes of vehicular traffic and in close proximity to a high density residential area.

Description

Expansive open plan ground floor suitable for a variety of uses including a gym or showroom accommodation with a large glazed entrance and a roller shutter entrance. The property also benefits from a large first floor space.

Situated within a large secure yard which also boasts good car parking facilities.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £22,500
Estimated Rates Payable 2025/26: £13,217

Accommodation

Description	Sq Ft	Sq M
Ground Floor Showroom	4,470	415.2
First Floor Office	826	76.7
Total	5,296	491.9

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



LEASE DETAILS

Term: Negotiable
Rent: £30,000 per annum plus VAT

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

Full EPC certificate available on request.

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