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CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

TO LET

COMMERCIAL WAREHOUSING

**UNIT 5B ANNACLOY BUSINESS PARK
ANNACLOY ROAD
DOWNPATRICK BT30 9GF**



Excellent commercial premises situated in the centre of Annacloy. With a high specification finish and boasting excellent access and parking at this busy location, these premises are suitable for a wide variety of businesses. As well as a spacious ground floor there is also a mezzanine level with central stairwell.

SIZE:

GROUND FLOOR:

The total floor area is approximately 1,415 sq ft (131.5 sq m) with wash room

MEZZANINE LEVEL:

1350 sq ft (126.5 sq m approx.) to include stairwell

RENT:

£7,900.00 plus VAT per annum

RATEABLE VALUE:

£5600.00

LEASE:

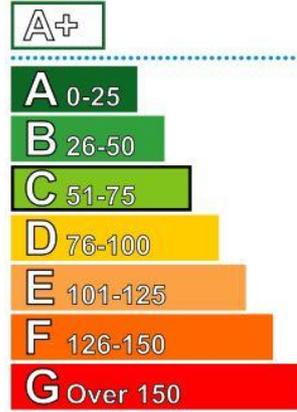
negotiable with 3 year rent reviews

VIEWING BY APPOINTMENT

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Energy Performance Asset Rating

More energy efficient



◀ 69 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	260
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	39.43
Primary energy use (kWh/m ² per year):	222.28

Benchmarks

Buildings similar to this one could have rating as follows:

32	If newly built
85	If typical of the existing stock



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