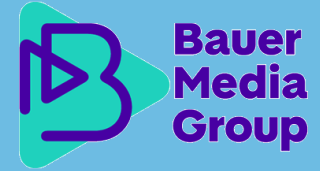


ON THE INSTRUCTIONS OF



FOR SALE

OFFICE HEADQUARTER BUILDING WITH CAR PARKING ON SELF CONTAINED SITE OF C. 1.2 ACRES
42A BELFAST ROAD, KILTONGA INDUSTRIAL ESTATE, NEWTOWNARDS, BT23 4ES



Executive Summary

- Former Bauer Media (Cool FM) Headquarters
- Comprises 2no. office buildings & store of c. 12,350 sq ft
- Set on self-contained site of c. 1.2 acres
- Generous car parking area to front included
- Situated within the popular Kiltonga Industrial Estate, just off the Belfast Road
- Redevelopment potential (subject to planning)
- **Unconditional offers invited in the region of £425,000 exclusive**



LOCATION

Newtownards is a large town situated approximately 10 miles east of Belfast and about 5 miles south-east of the coastal town of Bangor.

Newtownards has a well-established commercial and retail base. It also functions as a commuter settlement for Belfast and tourism gateway for the Strangford Lough area.

Strangford Lough, the Ards Peninsula and Scrabo Hill add to the amenities of the town. Ards Shopping Centre and the town centre itself provide a comprehensive retail offering for both residents and visitors including a Tesco Extra and ASDA Supermarket. The town benefits from a regular bus service to and from Belfast city centre as well as Bangor, Comber and Portaferry at the end of the Ards Peninsula.

There are three main industrial clusters in Newtownards; Jubilee Road, North Road and Kiltonga Industrial Estate on Belfast Road (where the subject property is located).

DESCRIPTION

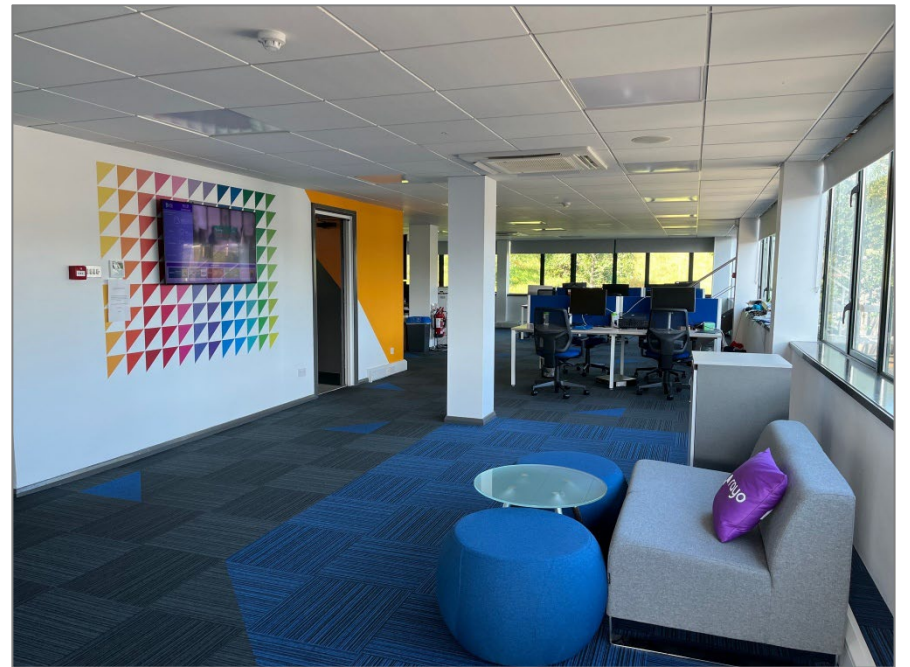
The subject is located within Kiltonga Industrial Estate with ease of access from the Belfast Road and within a short distance of the main Belfast to Newtownards dual carriageway (Kempstone Road). The industrial estate is situated to the west of Newtownards town centre whilst Belfast is approximately 10 miles away (approx. 25 minute drive time).

Kiltonga Industrial Estate is a well-established industrial location with existing occupiers including Pritchitts (Lakeland Dairies), ThyssenKrupp Ltd, Bridgedale Outdoor Ltd, Archem NI, PiP Chemicals, The Stove Yard and Pattons Bakery.

The subject property is located towards the rear portion of the industrial estate.







DESCRIPTION

The subject comprises of two self-contained office buildings which are interlinked via a glazed walkway, together with a generous staff car parking area to the front portion of the site.

Main Office Building

The main office building has been finished to a good standard internally and is arranged over ground and first floor. The space is configured to provide for a combination of open plan office space, meeting rooms, board room, break-out space, canteen and toilet facilities. Typical finishes include carpeted and vinyl flooring, suspended ceiling tiles with recessed lighting and wall mounted electric radiators.

Recording Studio Building

This building sits adjacent to the main office building. Whilst it is a self-contained building, a connecting link / glazed walkway provides access from one building to the other. It is fitted out internally for purposes of a recording studio and storage, with an element of office accommodation at both ground and first floor.

Car Park

Situated at the front portion of the site is a tarmac car park of approx. 0.2 acre with the ability to accommodate parking for approximately 35 spaces.

External Store / NIE Substation

Towards the front of the site and adjacent to the entrance gates is a small, flat roof, external store of approximately 785 sq ft.

To the rear portion of the site is an NIE substation.

THE SITE

The entire site extends to approx. 1.2 acres.

It is secured at the front via an electrically operated security gate and intercom system.

ACCOMMODATION

Main Office Building (NIA)

Floor	SQ FT	SQ M
Ground Floor	2,070 sq ft	192.3 sq m
First Floor	2,235 sq ft	207.6 sq m
Total	4,305 sq ft	399.9 sq m

Recording Studio Building (GIA)

Floor	SQ FT	SQ M
Ground Floor Recording Studios	3,014 sq ft	280.0 sq m
Ground Floor Office/Stores	2,123 sq ft	197.2 sq m
First Floor Office	2,123 sq ft	197.2 sq m
Total	7,260 sq ft	674.4 sq m

External Store (GIA)

Floor	SQ FT	SQ M
Store	785 sq ft	72.9 sq m

ASKING PRICE

Unconditional offers invited in the region of £425,000 exclusive.

BUSINESS RATES

Property	Rateable Value
42a Belfast Road, Milecross, Scrabo, Newtownards, BT23 4TJ	£45,500

The current rate poundage 26/27 for Ards & North Down is £0.60946, meaning the total rates payable is approximately £27,730 per annum.

EPC

We are advised that the property has an EPC of 121E.

INFORMATION PACK

An information pack is available from the Agent upon request.

VAT

All pricing and charges are exclusive of VAT, which will be chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant/purchaser at the point of agreeing Heads of Terms. The proposed purchaser will also be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

FURTHER INFORMATION

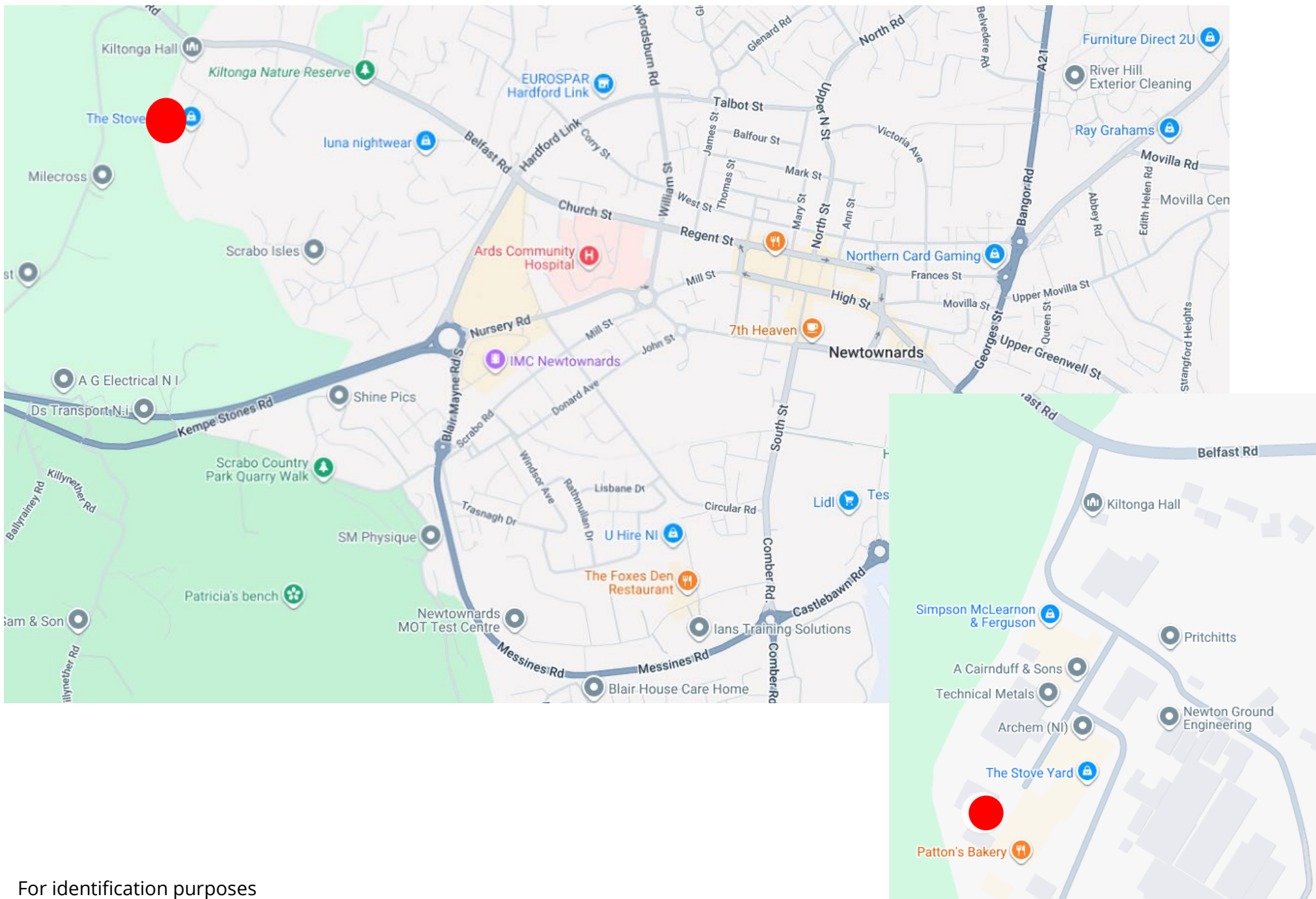
For further information or to arrange an inspection of the property, please contact:

Phillip Smyth

Tel: +44 7843 348 923

Email: phillip.smyth@colliers.com

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