

**Tim Martin**  
— .co.uk



4a Castle Street  
Comber  
BT23 5DZ

£3,000 Per Annum

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

A superb first floor office suite perfectly situated just off Comber's bustling town square occupying a prominent position on one of the main thoroughfares and benefiting from excellent passing trade and substantial footfall.

Extending to approximately 560 sqft or thereabouts, the office suite provides an excellent open plan layout with WC facilities making it suitable for a wide range of uses (subject to planning and landlords approval).

Within convenient commuting distance to Newtownards, Carryduff, Ballygowan and Belfast City, this is a perfect base for an array of potential occupiers and businesses.

#### FIRST FLOOR OFFICE ACCOMMODATION:

##### Communal Entrance Hall Leading To First Floor

##### Entrance / Reception

68 sqft Max Measurements

##### WC

22 sqft

White suite comprising low flush WC with wooden seat; wall mounted wash hand basin with Gainsborough hot water tank.

##### Office

470 sqft

Florescent lighting; power point; telephone connection point; electric heater.

##### Rent

£3000 per annum exclusive.

##### Total NAV

£3050.00

##### Rates Payable

£1791.68 per annum

##### Please Note

All prospective tenants should make their own enquiries to confirm the NAV / Rates Payable shown.

Available From 1 November 2025

##### Term

By negotiation on a full repairing and insuring lease

##### Deposit






3 Months rent


##### Service Charge

An annual service charge will be levied in addition to the rent to include the cost of public liability insurance for common areas, property insurance, agents management fees and maintenance of common areas and external fabric of the building.

##### VAT

All prices and outgoings quoted are exclusive are exclusive of VAT, but may be liable for VAT



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**Comber** ■  
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T 028 91 8789596

**Saintfield**  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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