

**Tim Martin**  
—  
**.co.uk**



**Storage Units at 54B Quarry Road  
Comber  
BT23 6EA**

**Rent From  
£4000 (per**

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

## SUMMARY

An excellent opportunity to rent these spacious storage units, set approximately 3 miles outside Comber.

The units vary in size from approximately 1076 sqft to 1702 sqft.

The units remain convenient to Comber and Lisbane with easy access to Belfast and Newtownards.

## FEATURES

- Spacious Storage Units Ranging From 1076 Sqft to 1702 Sqft
- Convenient To Comber Village
- Within Convenient Commuting Distance to Newtownards and Belfast

## **Storage Unit No.1**

1506 SQFT (Approx)

Sliding double doors; fluorescent lighting; concrete floor; single phase electric.

## **Storage Unit No.2**

1076 SQFT (Approx)

Electric roller door (10'11(w) x 9'8(h); light and power points; concrete floor; single phase electric.

## **Storage Unit No.3**

1702 SQFT

Double sliding doors; concrete floor; light and power points; single phase electric; office with light and power; single drainer stainless steel sink unit with mixer tap; wc with close coupled wc and wall mounted wash hand basin; steps to office (12'11 x 9'0)

## **Total NAV / Rates Payable**

To be confirmed

## **Please Note**

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

## **Term**

By negotiation on a full repairing and insuring lease

## **Deposit**

3 months rent.

## **Use**

Subject to Landlords Approval and Planning Permission

## **VAT :**

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



Energy Efficiency Rating		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			
Northern Ireland		EU Directive 2002/91/EC	

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

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

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