



## 24 Enterprise Avenue

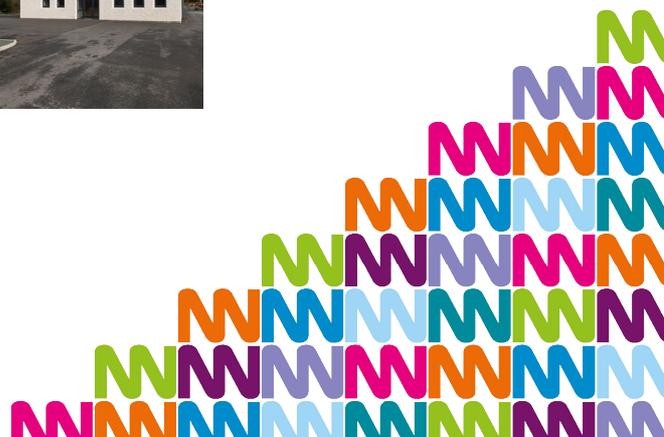
Downpatrick  
BT30 9UP

## £3,500 Per Month

- Modern Commercial Premises
- Situated on Private 1.1 acre site with electric gate
- 2000sq ft Office Space
- 5000sq ft Insulated Warehouse
- Suitable for a range of business types
- Situated in busy retail/commercial park
- Rare Opportunity in Prime Location
- Contact Downpatrick Office on 028 4461 2100



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |





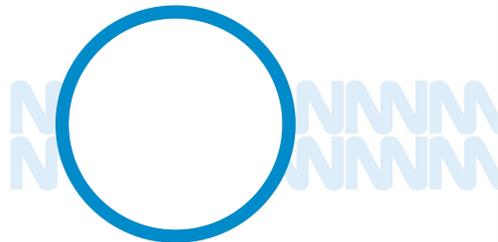
Prestigious Commercial Premises available TO LET located off the Belfast Road, Downpatrick. Appealing to a variety of business types in prime location within a busy retail/commercial park.

Private 1.1 acre site with 2000 sqft office space and 5000 sqft warehouse. Ground floor includes large reception area, modern kitchen, wc and separate shower room. Entrance to the warehouse which includes access to first floor offices. Warehouse is insulated and includes electric roller door. Suitable for a mezzanine floor for additional storage. Rear yard will be concreted in April.

Contact our Downpatrick Office on 028 4461 2100.

Alternatively please email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com).

Viewing Strictly by Appointment.



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

[kayleigh@quinnestateagents.com](mailto:kayleigh@quinnestateagents.com)  
07710308955

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

**028 9756 4400**

#### Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP

**028 4461 2100**

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

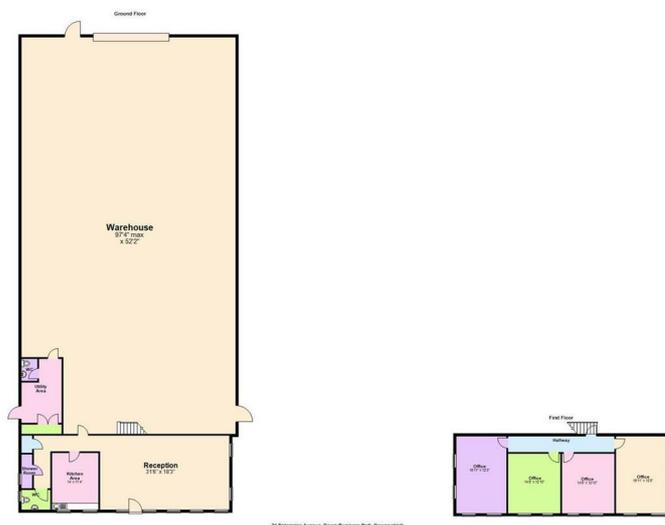
#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)