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**Tim Martin**

AUCTIONEERS • ESTATE AGENTS • VALUERS



## **Old Crow Buildings, 2 Glen Road, Comber, BT23 5EL**

An excellent opportunity to acquire or let this superbly positioned commercial property with ease of access to the Comber by-pass.

The renowned 'Old Crow Building' provides spacious and modern office accommodation over two floors with kitchen and WC facilities on each floor. Additionally, a basement level provides additional storage and or office accommodation. The property, which enjoys both open plan and closed office accommodation, has been fitted out to an excellent standard on the first and second floor, which will suit the needs of a wide range of businesses. Externally, the property boasts private parking for up to approximately 20 cars for both employees and clients.

Newtownards, Dundonald and Belfast are all easily accessible from the Comber by-pass as too are many other surrounding towns, making this a most convenient and viable location.

## ACCOMMODATION

**Outside Steps and Chairlift Leading to:-**

**GROUND FLOOR**      **2925 SQFT (approx)**

Currently split into:-

### **MAIN OFFICE & RECEPTION AREA**

Suspended ceiling with recessed fluorescent lighting; Economy 7 heaters; chair lift; fire alarms; ample power points & telephone connection points; emergency exit door.



### **ADMIN OFFICE**

Suspended ceiling with diffused fluorescent lighting; ample power points & telephone connection points; extractor fan; smoke detector; Economy 7 heaters.

### **OFFICE**

Suspended ceiling with recessed diffused fluorescent lighting; ample power points & telephone connection points; computer points; Economy 7 heater.



### **KITCHEN**

Single drainer stainless steel sink unit with mixer tap; range of built in cupboards; suspended ceiling with fluorescent lighting; power points; electric heater; 'Saunter Duval' water heater; smoke detector.

### **WC**

Two separate cubicles with low flush wc; twin wash hand basin with mixer taps; part tiled walls; hand dryer; suspended ceiling; 'Vortex Redring' water heater; non slip floor.



## **FIRST FLOOR**

**1643 sq ft (approx)**

Currently split into:-

### **BOARDROOM**

Suspended ceiling with recessed diffused fluorescent lighting; maple floor; power points & telephone connection points.

### **WC**

Two separate cubicles with low flush wc; twin recessed wash hand basin; 'Redring Vortex' hot water tap; Economy 7 heater.

### **WC**

Two separate cubicles with low flush wc; twin recessed wash hand basin; 'Redring Vortex' hot water tap; Economy 7 heater.

### **RECEPTION / OFFICES**

Suspended ceiling with diffused fluorescent lighting; maple floor; ample power points and telephone connection points; electric heater.

### **OFFICES**

Sub divided into reception area and two offices; suspended ceiling with diffused fluorescent lighting; maple floor; power points and telephone points; electric heaters.

### **OFFICE**

Suspended ceiling with diffused fluorescent lighting; maple floor; ample power points and telephone connection points; electric heaters.

### **KITCHEN**

Single drainer stainless steel sink unit with mixer tap; cupboards under; formica worktops; high level cupboards; vinyl floor; Economy 7 heater; suspended ceiling with fluorescent lighting; telephone connection point.

## **BASEMENT LEVEL**

**1200 sqft (approx)**

Fluorescent lights; smoke detectors; emergency lighting and access to Glen Road; ample power points; separate meter room.



## **OUTSIDE**

Private car parking for up to 20 cars; chairlift access to ground floor.



**TOTAL SQFT**                      **5768 sqft (approx)**

### **ASKING PRICE:**

**TOTAL NAV**                              £19,400. Rates Payable = £10,260.47 per annum (approx)

**LEASE TERM**                              By Negotiation - full repairing and insuring lease

**VIEWING**                                      By Appointment With The Agent

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