

*Picture your business*  
at Sketrick House



one of the most exciting developments for many years in the Ards Borough area

## Sketrick House

The latest offering from Ards Business Centre

Ards Business Centre has been providing support to businesses for over 20 years since its establishment in 1988. This support has been provided through advice to those forming and growing their businesses and through the provision of reasonably priced property to address changing market needs. Ards Business Centre currently provides 80,000 sq.ft. of lettable space in three practically adjoining business parks located on Jubilee Road in Newtownards.

Our initial development, Strangford Park, totalling 42,000 sq.ft. originally comprised of commercial units and over the years has been developed to include office accommodation. Nendrum Park, located within 100 yards of Strangford Park, provides an additional 16,000 sq.ft. comprising of eight 2,000 sq.ft. units.

Our most recently completed high specification office building, Sketrick House provides 20,000 sq.ft. of lettable space and has been acknowledged as one

of the most exciting developments for many years in the Ards Borough area. Offices range in sizes from 180 to 2,000 sq.ft.





Ards Business Centre staff have extensive experience in supporting businesses with the range of offerings and solutions, recently complemented by the provision of the exciting Sketrick House.

## Sketrick House

### Available to Tenants

- High specification quality offices
- finish includes:**
  - Floor boxes, providing power sockets and network points
  - Carpet tiles, painted walls and vertical blinds
  - Heat, light and security (included in service charge)
  - Out of hours access
  - Use of colour photocopier and fax machine
  - Use of modern kitchen and breakout area
  - Free car parking
- Flexible licence offers shorter term commitments
- Reduced room hire rates
- Use of outside roof balcony.

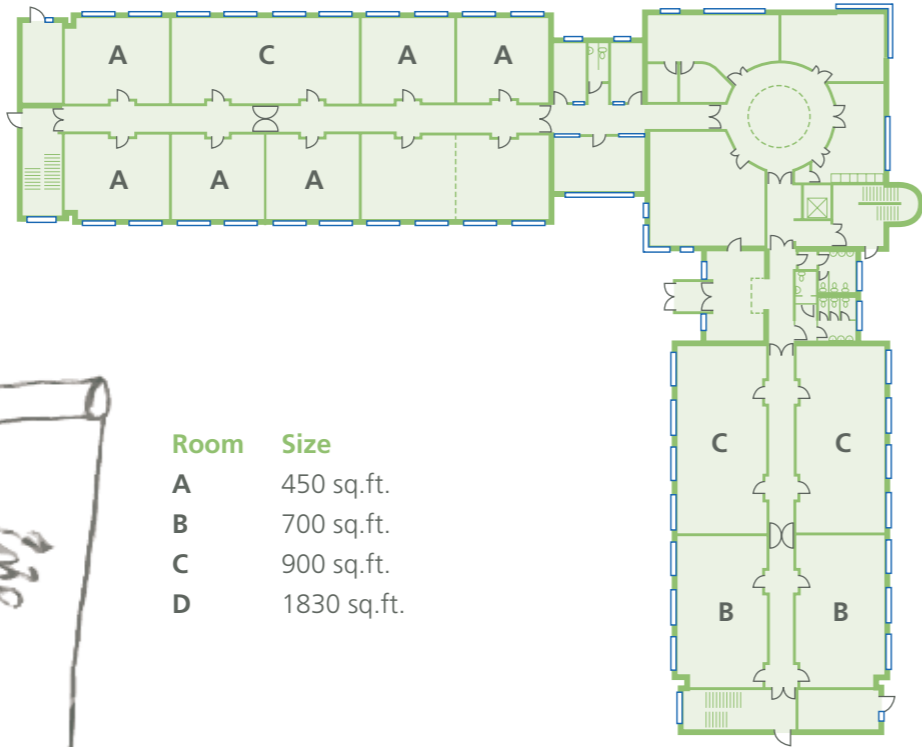
### Available to Tenants and Others

- Professional management by staff of Ards Business Centre on site
- Meeting rooms available to hire on an hourly or daily basis
- Training rooms
- Conference Room, seating up to 80 conference style, including use of an overhead projector, electronic screen and sound system
- Secretarial and administration services including virtual office and accommodation addresses
- Sage Accounting Services due to being recognised as a Sage Business Partner.

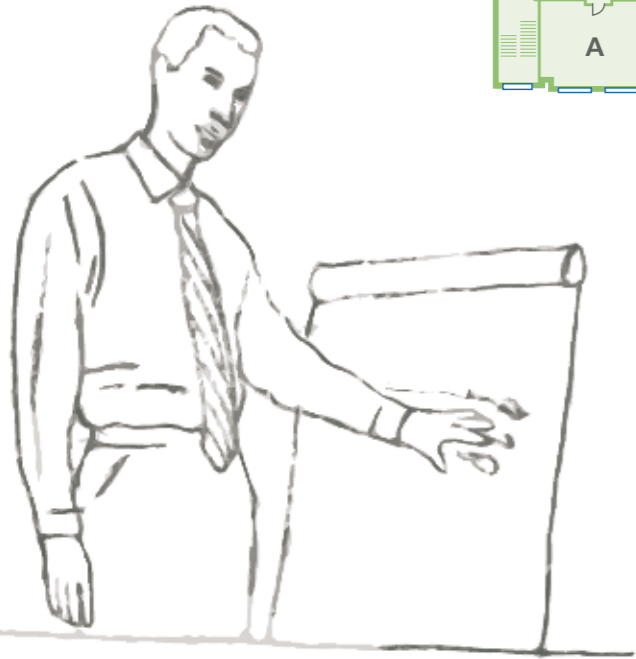


# Floor Plans

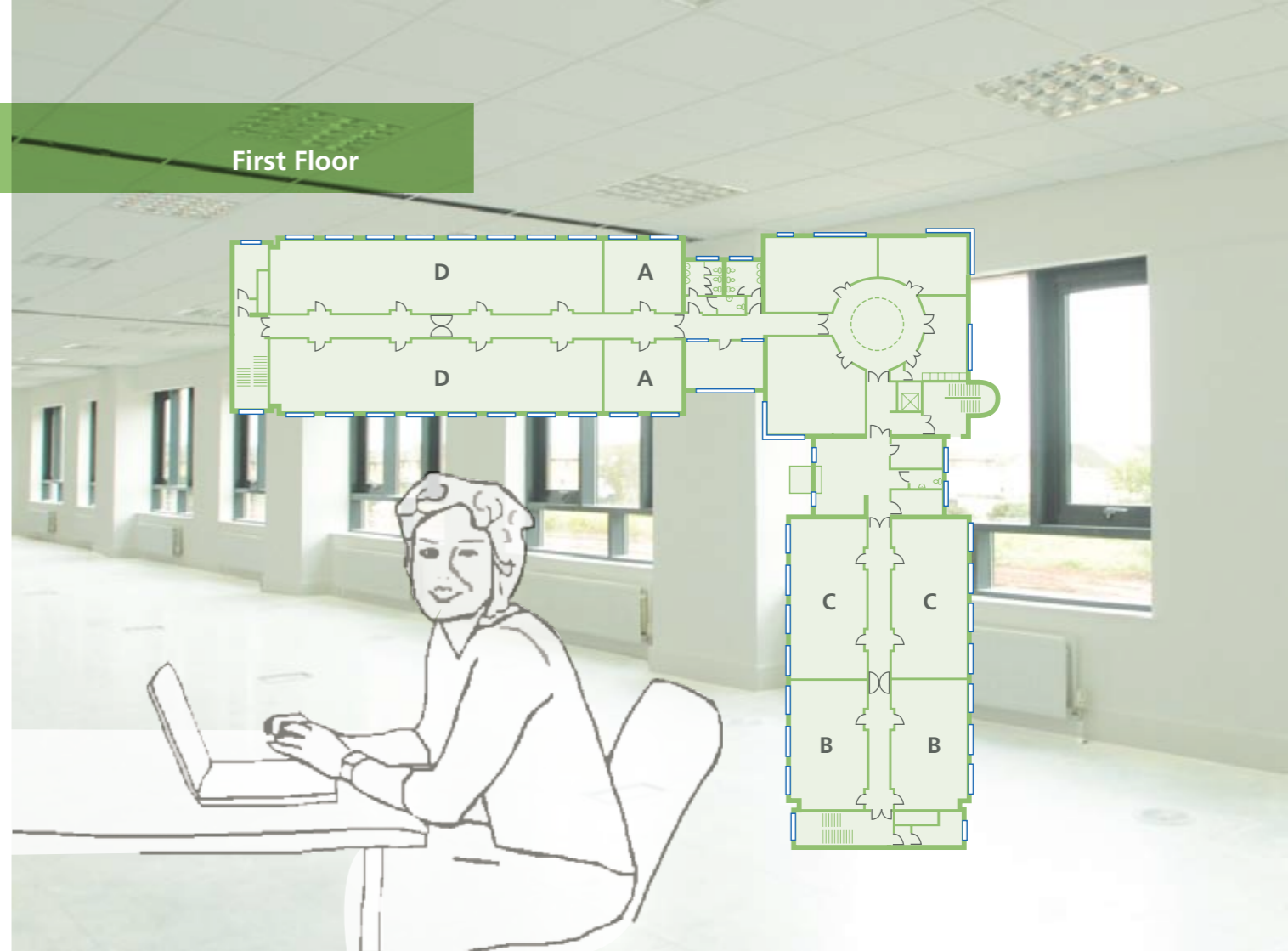
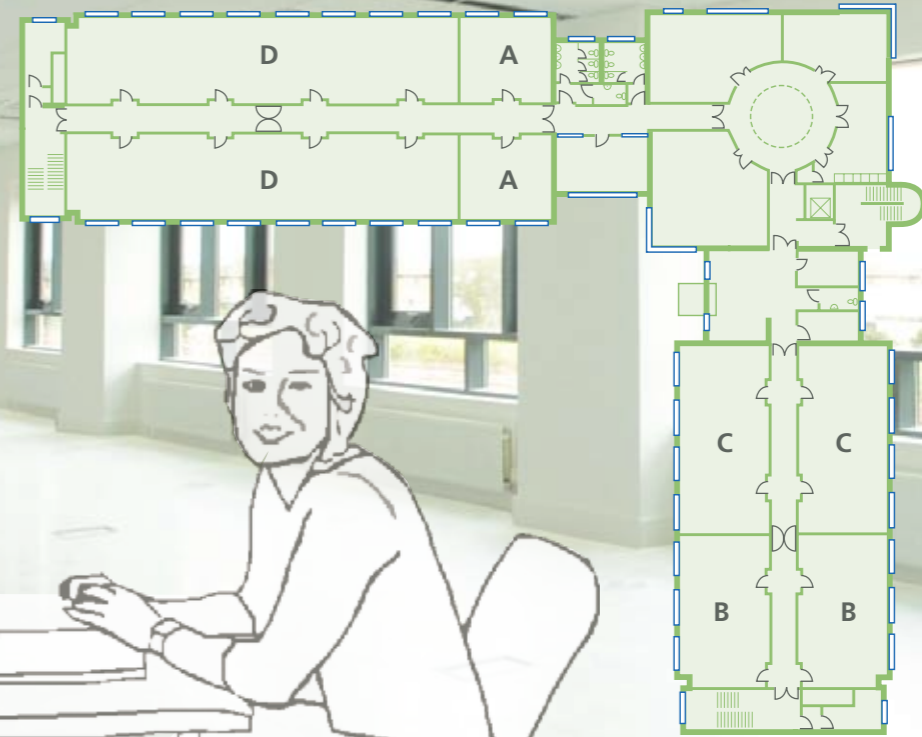
## Ground Floor



Room	Size
A	450 sq.ft.
B	700 sq.ft.
C	900 sq.ft.
D	1830 sq.ft.



## First Floor



# Charges

## Rental

**Rent** £12 per square foot per annum.

**Service Charge** £3 per square foot per annum including:  
tenants heat and lighting  
24 hour security  
insurance of building  
external cleaning of windows  
maintenance of grounds  
cleaning of communal areas.

therefore

**Room Type A** £562.50/month  
**Room Type B** £873.00/month  
**Room Type C** £1125.00/month  
**Room Type D** £2287.50/month



## Room Hire

### Tenants

Conference/Seminar Room	Full Day	£80.00
	Half Day	£60.00
	Hourly Rate	Available on request
Small Meeting Room	Full Day	£50.00
	Half Day	£30.00
	Hourly Rate	£10.00

### External Bodies

Conference/Seminar Room	Full Day	£120.00
	Half Day	£75.00
	Hourly Rate	Available on request
Small Meeting Room	Full Day	£60.00
	Half Day	£40.00
	Hourly Rate	£12.50

Hot and cold refreshments are available upon request.

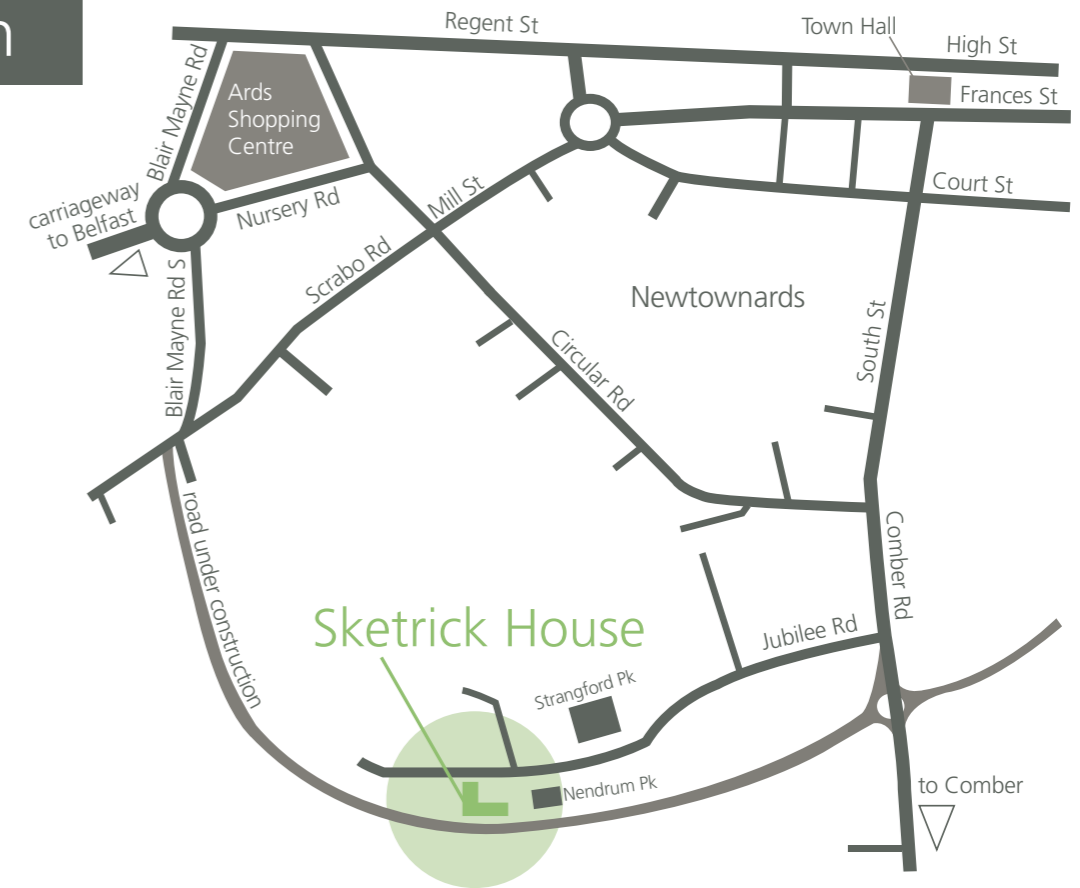
\*Vat is charged on all above rates.



property to  
address changing  
market needs



# Location





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