

COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



Unit A1 10 Sanda Road, Newtownabbey, BT37 9UB

£650 Per Month



Opportunity to rent a first floor commercial premises currently utilised as an office suite, extending to c.750 sq ft, suitable for a variety of uses (subject to necessary planning checks and approvals), occupying a prominent position conveniently located off Sanda Road, Newtownabbey.

The premises comprises own door entrance lobby with stairwell leading to first floor, four separate offices/studios, staff room/lounge area, kitchenette, and cloakroom with WC.

The property further benefits from single phase electricity supply, generous electrical specification, and gas fired central heating.

Sanda Road is situated approximately 3 miles north of Belfast city centre, and is easily accessible via the M2 motorway via the Shore Road, which is one of the main arterial routes that links the city to North Belfast, Newtownabbey and Carrickfergus.

Offering easy access to public transport routes, the premises is located approximately 0.7 miles from Abbey Shopping Centre and Longwood Retail Park, in addition to being in close proximity to independent occupiers to include Robert Hair & Company, Timeless Kitchen, Ibrand Everything, and Abbey Car Breakers.

The subject property can be offered with the option to rent the adjoining ground floor retail unit/studio (if desired), with accommodation details found within the enclosed link below.

(<https://www.colingrahamresidential.com/property/newtownabbey/19644457/unit-a2-10-sanda-road/>)



INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

**Northern
Ireland
Children's
Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018

Telegraph
PROPERTY AWARDS 2019

Shortlisted
TheNegotiator
Awards 2018

Shortlisted
TheNegotiator
Awards 2019

THE **INVESTORS
IN PEOPLE**
AWARDS 2019
Finalist

TheNegotiator
Awards 2019
REGIONAL AGENCY OF THE YEAR
NORTHERN IRELAND
GOLD

**WE ARE
MACMILLAN.**
CANCER SUPPORT