

**THE BREWERY**

REGENT ST, NEWTOWNARDS

# A space for work that works for you.

c40,000 sq. ft. of flexible office space,  
retail units and a café in the centre of Newtownards

[www.brewerycourt.com](http://www.brewerycourt.com)



THE BREWERY





# Then & Now

There's something special about The Brewery, a heritage Georgian building that has maintained its character and built its history for over two centuries.

The site first roared into life in the nineteenth century when in 1820, Peter Johnston opened his brewery on Regent Street. Today, The Brewery is ready for a new chapter as an adaptive workspace and business hub.

While the building has retained its heritage charm, a comprehensive refurbishment includes flexible office space, events facilities, retail space, a cafe, and fantastic on-site and off-site facilities, all in the centre of Newtownards.



OFFICE SPACE



CAFÉ SPACE



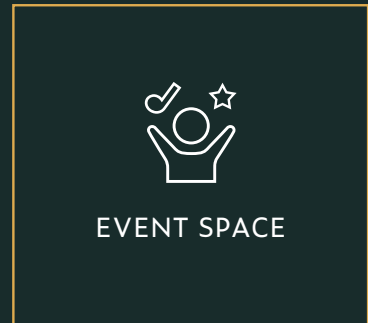
EVENT SPACE



RETAIL SPACE









# A great space...



## CENTRAL LOCATION

---

**The Brewery accommodates different business types and office requirements from its central location on Regent St and Brewery Lane.**

With an elegant exterior and brand-new interiors that include work-ready furnished workspaces and retail units, this space is ideal for any business looking to settle into a new building promptly.

Tenants can choose from various office sizes and formats including serviced offices, turnkey packages or the option to carry out their own fit-out.

- ▶ Close to amenities in Newtownards town centre
- ▶ A stunning dual-fronted heritage building
- ▶ Retail space with road frontage
- ▶ On-site café and internal courtyard
- ▶ Bright, efficient and flexible floorplan options
- ▶ Lift access to all floors
- ▶ Next-gen technical fit-out and high-speed internet
- ▶ Meeting rooms, breakout areas and private kitchens
- ▶ A mix of sizes from 3-person offices upwards
- ▶ Private offices and open-plan areas
- ▶ 24/7 secure access
- ▶ An adjacent bus station and a low-cost car park



# ...in the perfect place



## CONVENIENT SURROUNDINGS

The Brewery is a place where people can work smarter in comfortable and convenient surroundings.

As well as working in a high-quality environment, employees can easily access amenities that help improve collaboration and productivity and boost health and well-being.

Newtownards has a broad selection of local shops, bakeries and coffee houses nearby, as well as leisure locations and green spaces where people can work out or relax and take a break in the natural environment.



## COMMUTER LINKS

The Brewery offers excellent commuter links and facilities for those travelling by car or public transport.

The building sits adjacent to Newtownards Bus Station on Regent St, which offers direct routes to Belfast Lagan side and comprehensive services throughout the Ards Peninsula. West Street is a low-cost public car park directly behind The Brewery for those travelling in and out by car.







# Getting There



Newtownards Bus Station	Next Door
George Best City Airport	14 Miles
Belfast City Centre	10 Miles
Hollywood	9 Miles
Bangor	5 Miles
Comber	4 Miles

# What's Near



Newtownards Bus Station	Next Door
Coffee Shops	Next Door
Parking	1 Minute 
Pharmacy	2 Minutes 
Stunning Parkland	15 Minutes 
Wellbeing & Leisure Centre	10 Minutes 









# Floor Plans

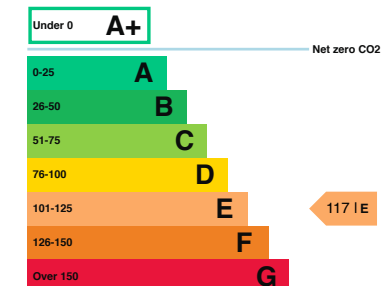
The Brewery is a deceptively large building with each floorplan running from Regent St right back to West Street.

There is c40,000 sq. ft. (internal gross area) over three floors with availability for retail units, a cafe and flexible office space.

The following floorplans are for illustrative purposes to demonstrate potential layout options that can be achieved.

## Sample Building EPC

This property's current energy efficiency rating is E

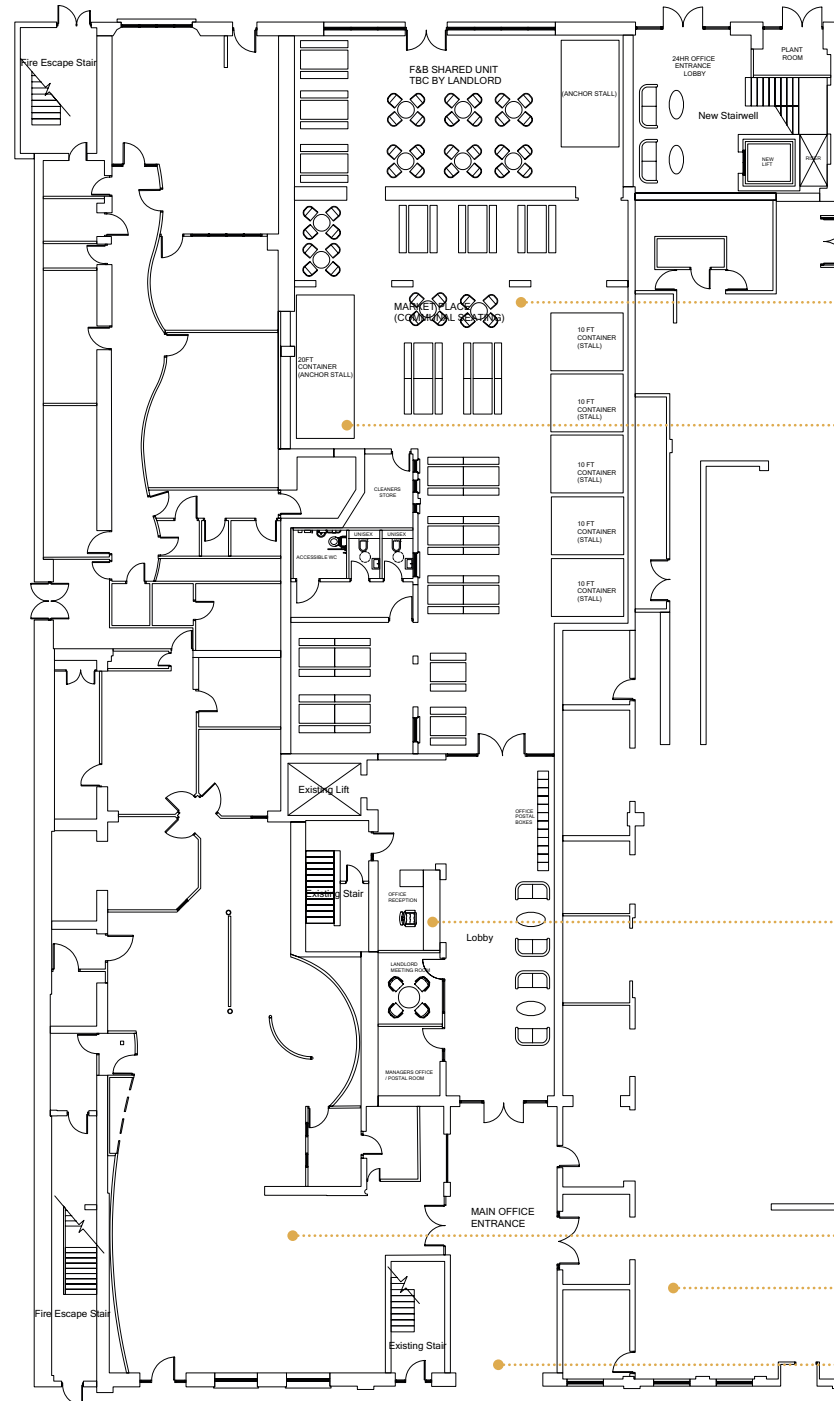




# Ground Floor

- ▶ c10,000 Sq. Ft.
- ▶ Retail
- ▶ Café
- ▶ Courtyard
- ▶ Marketplace

This floor accommodates a combination of an enclosed courtyard, marketplace, café and flexible retail options.



## Enclosed Courtyard & Marketplace

The setting is ideal for an Artisan Marketplace, facilitated by a selection of container stalls and perfect for showcasing and selling arts, crafts and a variety of local produce.

## Café

A prominent container-style coffee house location is available within the enclosed courtyard, which is the ideal space for informal meetings, events, or for people to relax.

## Office Reception

As a first port of call for visitors, there's no better way to ensure that a good first impression makes a lasting impression.

## Retail Units

The ground floor boasts excellent retail units fronting onto Regent Street, one of Newtownards most bustling areas which enjoys excellent footfall.

## Carriage Entrance



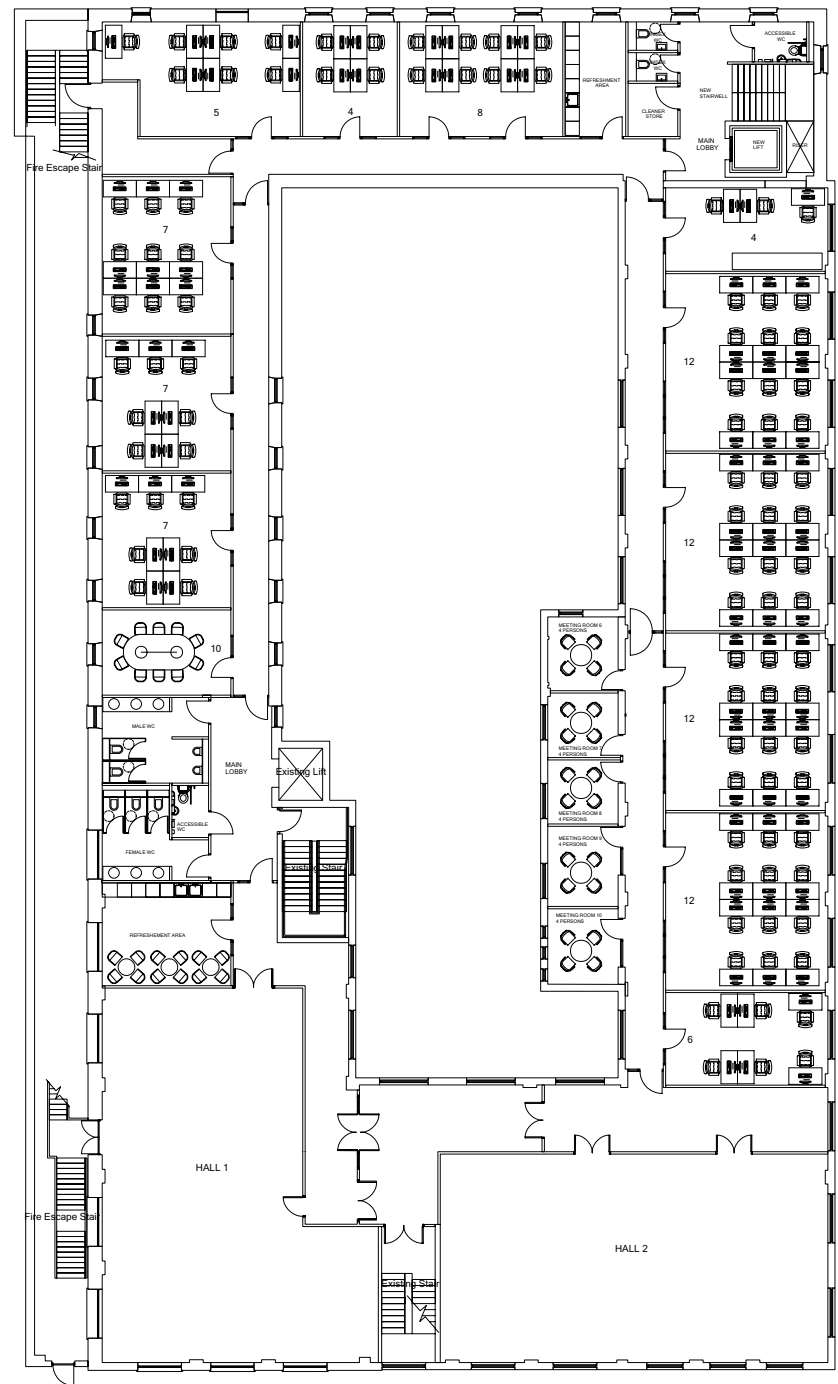
# First Floor

- ▶ c12,000 Sq. Ft.
- ▶ 2 to 10 person offices
- ▶ Open plan office space
- ▶ Meeting rooms
- ▶ Breakout spaces

This floorplan accommodates an ultra-flexible combination of private workspaces and open plan space for teams of all sizes.

Hall 1 & 2 showcase a stunning refurbishment of the original Georgian brick and beam features.

4 Person Office:	2
5 Person Office:	1
6 Person Office:	1
7 Person Office:	3
8 Person Office:	1
12 Person Office:	4
<hr/>	
<b>Total Capacity:</b>	<b>96</b>





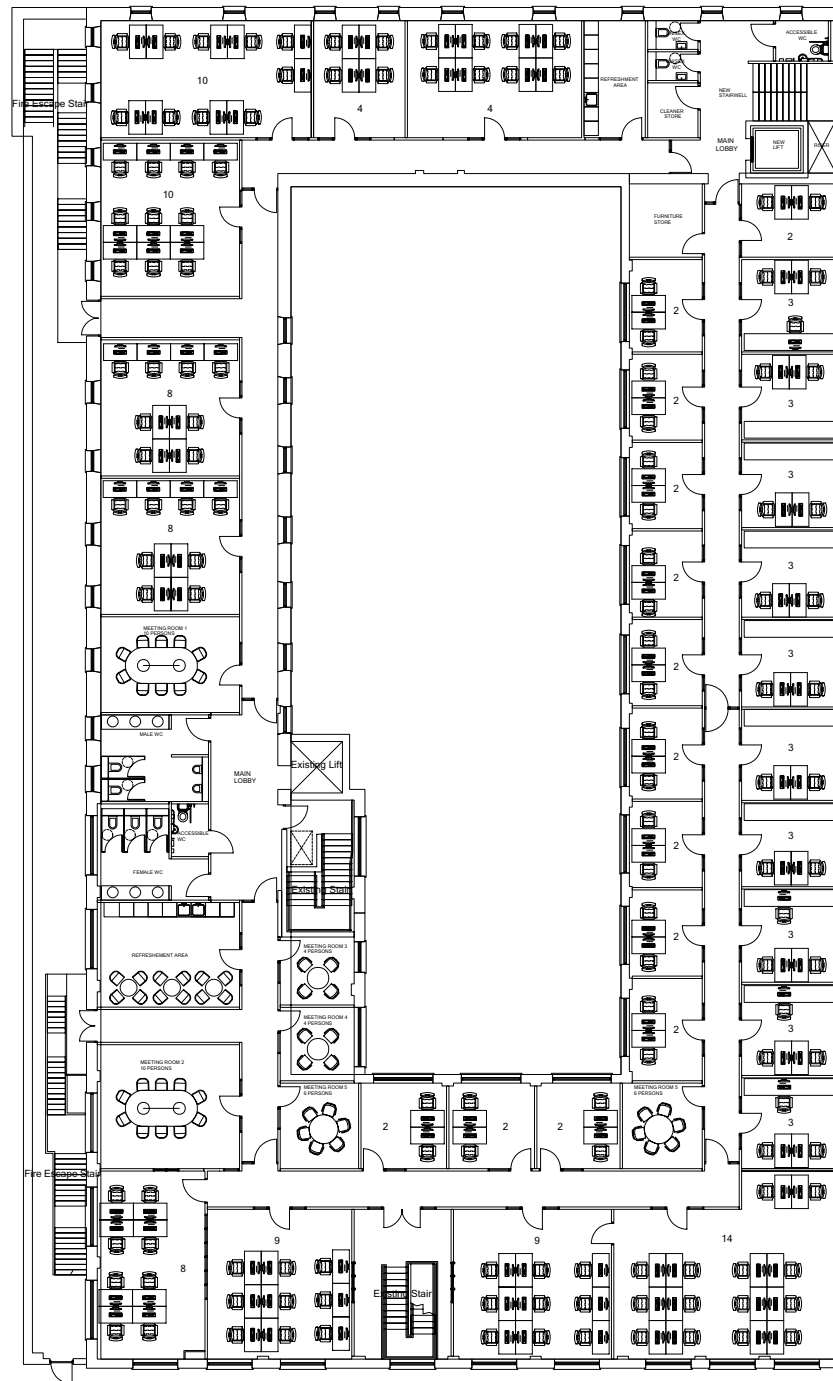
# Second Floor

- ▶ 9,500 Sq. Ft.
- ▶ 2 to 14 person offices
- ▶ Potential for open plan office space
- ▶ Meeting rooms
- ▶ Breakout spaces

This floor accommodates a potential desk capacity of 120+ across 2-person to 14-person offices sizes and the potential for larger open plan areas.

The floor also contains meeting rooms and breakout areas.


2 Person Office:	13
3 Person Office:	10
4 Person Office:	2
8 Person Office:	3
9 Person Office:	2
10 Person Office:	2
14 Person Office:	1
<b>Total Capacity:</b>	<b>127</b>





  
MODERN  
SPECIFICATION



  
FLEXIBLE  
OPTIONS




  
HIGH-SPEED  
INTERNET







MIX OF  
OFFICE SIZES



24/7 SECURE  
ACCESS



# THE BREWERY

[www.brewerycourt.com](http://www.brewerycourt.com)



## Contact Us



028 9182 2202



[info@dunlophomes.com](mailto:info@dunlophomes.com)



## Please direct any enquiries to:

Gareth McGimpsey



028 9131 3830



[gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)



**Disclaimer:** Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.