



To Let Various Business Units
Suitable For Office, Beauty Or Storage Uses
Rosevale House, Moira Road, Lisburn BT28 1RW



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

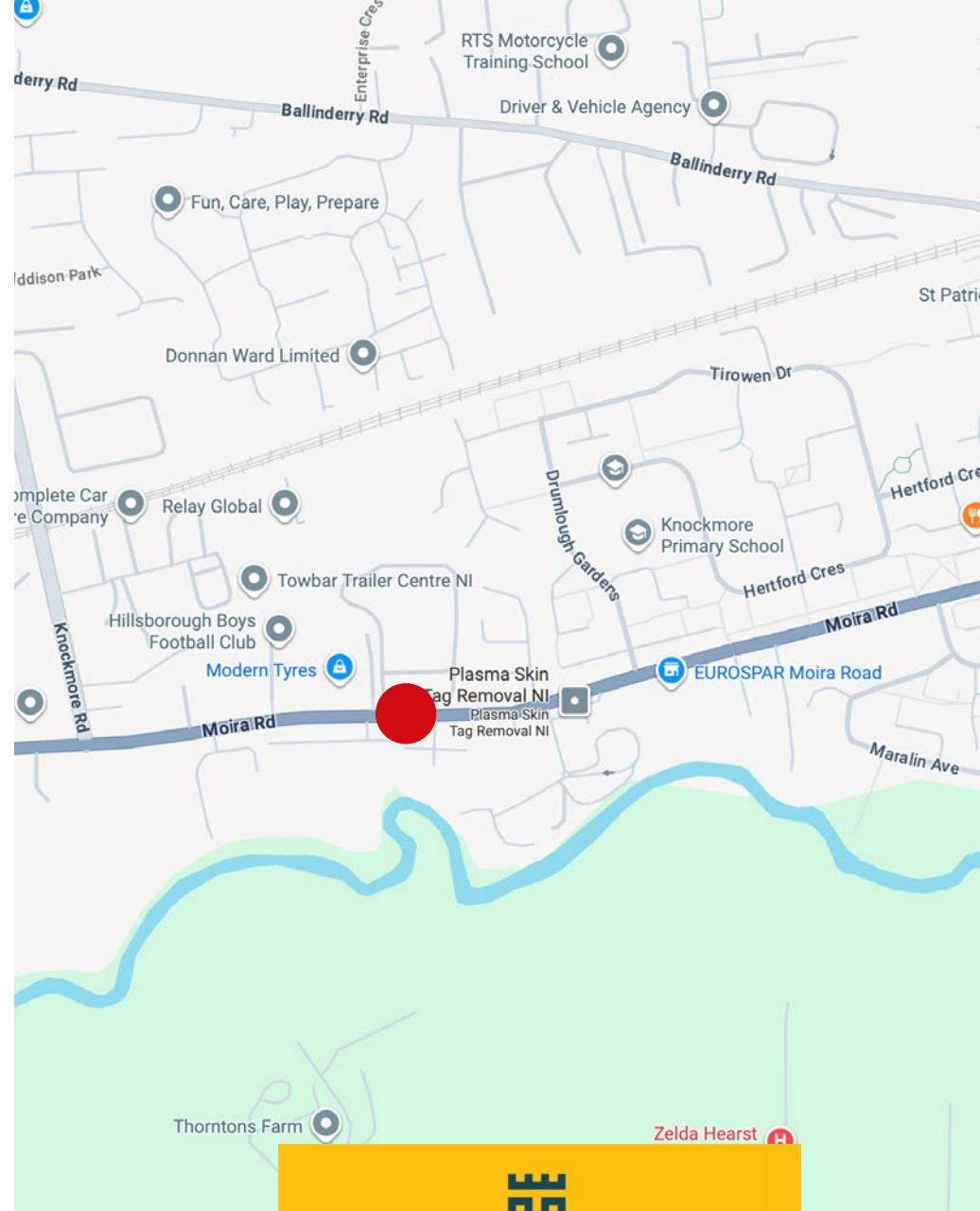
- High quality accommodation in a prominent Lisburn location
- Each suite benefits from kitchen and WC facilities
- Excellent transport links and nearby amenities
- Ample on-site car parking

LOCATION

- Rosevale House is prominently situated in Lisburn, benefiting from excellent accessibility to key arterial routes and transport links serving the wider Belfast metropolitan area.
- Lisburn is a thriving and well-established commercial centre, positioned approximately 8 miles south-west of Belfast City Centre, with strong road and rail connectivity making it an attractive location for a wide range of occupiers.
- Lisburn railway station provides regular services into Belfast City Centre and beyond, while the property also benefits from easy access to the M1 motorway and major arterial routes.
- Nearby amenities include a wide range of cafés, restaurants, and retail services within Lisburn city centre, creating a convenient and attractive environment for occupiers and visitors alike.

DESCRIPTION

- Rosevale House offers a number of self-contained suites available to let, suitable for a wide range of business occupiers.
- Each suite benefits from its own kitchen and WC facilities, providing a practical and fully self-contained environment. The suites are well appointed throughout, featuring gas heating, double glazed windows, and good levels of natural light, creating a comfortable working environment year round.
- The property benefits from ample on-site car parking, a key advantage for both occupiers and visiting clients.
- Suites are suitable for a variety of uses including professional services, beauty, therapy, and general business occupiers.
- Units T and K can be combined to create a unit of 1,591 sq ft.



To Let Various Business Units Suitable For Office, Beauty Or Storage Uses

Rosevale House, Moira Road, Lisburn BT28 1RW


McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Unit A	60.39	650
	Unit S	45.4	488
	Unit T	60.32	948
	Unit K	81.56	877
	Unit 11	72.42	780

LEASE DETAILS

Term:	Negotiable.
Rent:	POA.
Rent Reviews:	5 yearly rent reviews.
Insurance:	Tenant to reimburse the landlord for a fair proportion of the annual insurance premium.
Service Charge:	Tenant is responsible for a fair proportion of the overall common costs of the estate.

RATES INFORMATION

Available upon request.

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All price, outgoings and rentals will be subject to VAT.



To Let Various Business Units
Suitable For Office, Beauty Or Storage Uses

Rosevale House, Moira Road, Lisburn BT28 1RW



McKIBBIN
COMMERCIAL

028 90 500 100

EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



Follow us for up-to-date news and information!

