

2 Rathdown Road, Lissue Industrial Estate, Lisburn, BT28 2RB

To Let

Warehouse/Trade Counter accommodation with ancillary office suite extending to approximately 17,327 sq ft

Suitable for alternative uses, subject to planning



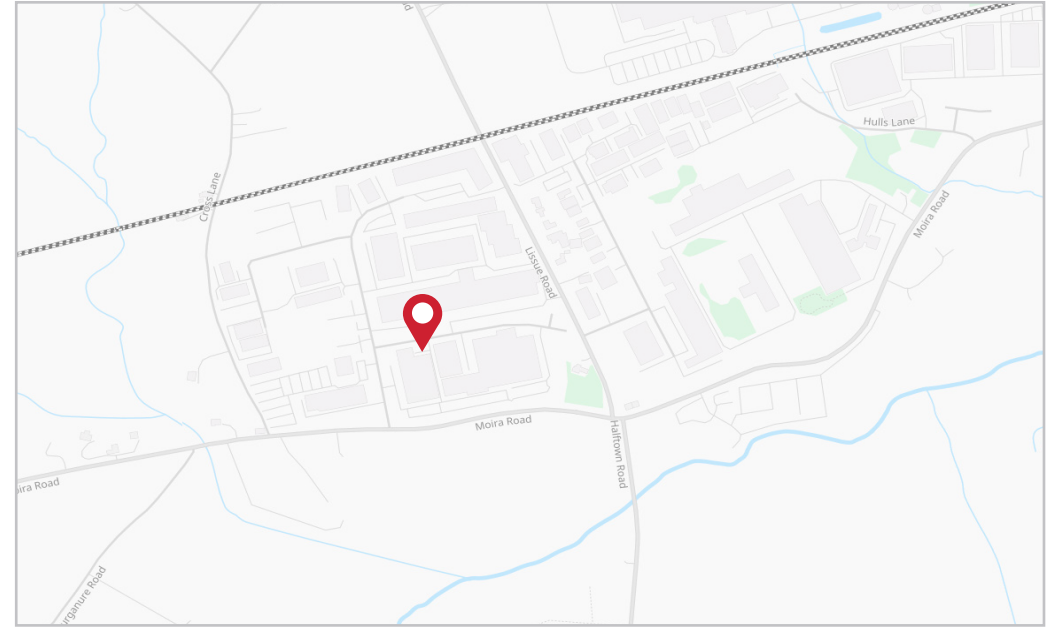
**Lambert
Smith
Hampton**

Location

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warenduff.

The subject property is located off the highly successful Lissie Industrial Estate on the Moira Road, just outside of Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 Motorway. The property's strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from an ease of access North and South of the province and the Republic of Ireland. Occupiers within the vicinity include Coca Cola, Warmflow, Tata Steel, Edina Generators and Micon Distribution.

- 18 miles from Belfast International Airport
- 16 miles from Belfast City Airport
- 89 miles from Dublin Airport
- 14 miles from Belfast Port
- 36 miles from Larne Port
- 94 miles from Dublin Port

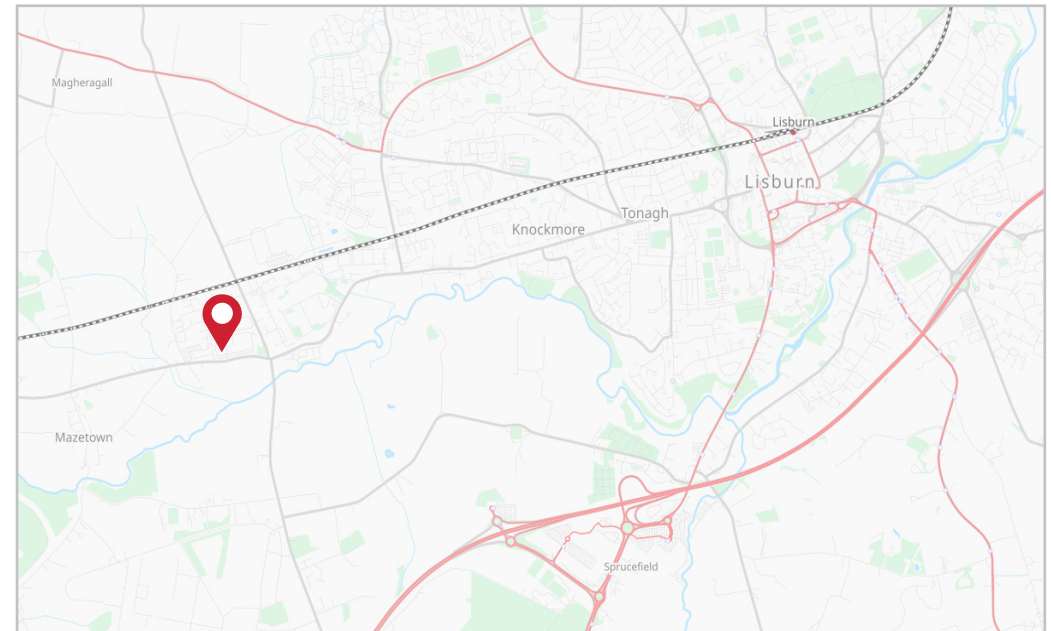


Description

- Warehouse totalling approx. 15,941 sq ft.
- Mezzanine floor of 6,426 sq ft.
- Ancillary office suite of approx. 1,386 sq ft. benefitting from LED lighting, perimeter trunking and air conditioning.
- 5.5m electric roller shutter door.
- Concrete warehouse flooring.
- Steel portal frame.
- Double profile cladded insulated roof.
- Translucent roof panels.
- Fire alarms.
- Combination of LED spot lighting and fluorescent strip lighting.
- 3 phase power supply.
- Pedestrian door access.
- Large yard area.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	9,515	884
Mezzanine	6,426	597
Office Suite	1,386	129
Total:	17,327	1,610



For Indicative Purposes Only





Lease Details

Term - By negotiation.

Rent - Rent on application.

Rent Review - 5 yearly.

Repairs - Full repairing and insuring terms by way of service charge.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium

Energy Performance Certificate

We have been advised that the Energy Performance Certificate is to be reassessed.

Rates

Net Annual Value: £49,800.00

Rate in £ 2024/25: £0.547184

Rates Payable (if applicable): est £27,249.76

Value Added Tax

We have been advised that the property is elected for VAT and therefore VAT will be chargeable in addition to rents quoted above.

Further Information

**Lambert
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Hampton**

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