



To Let Office Suite

Second Floor, 11-13 Market Square East,
Lisburn BT28 1AE



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COMMERCIAL

028 90 500 100

SUMMARY

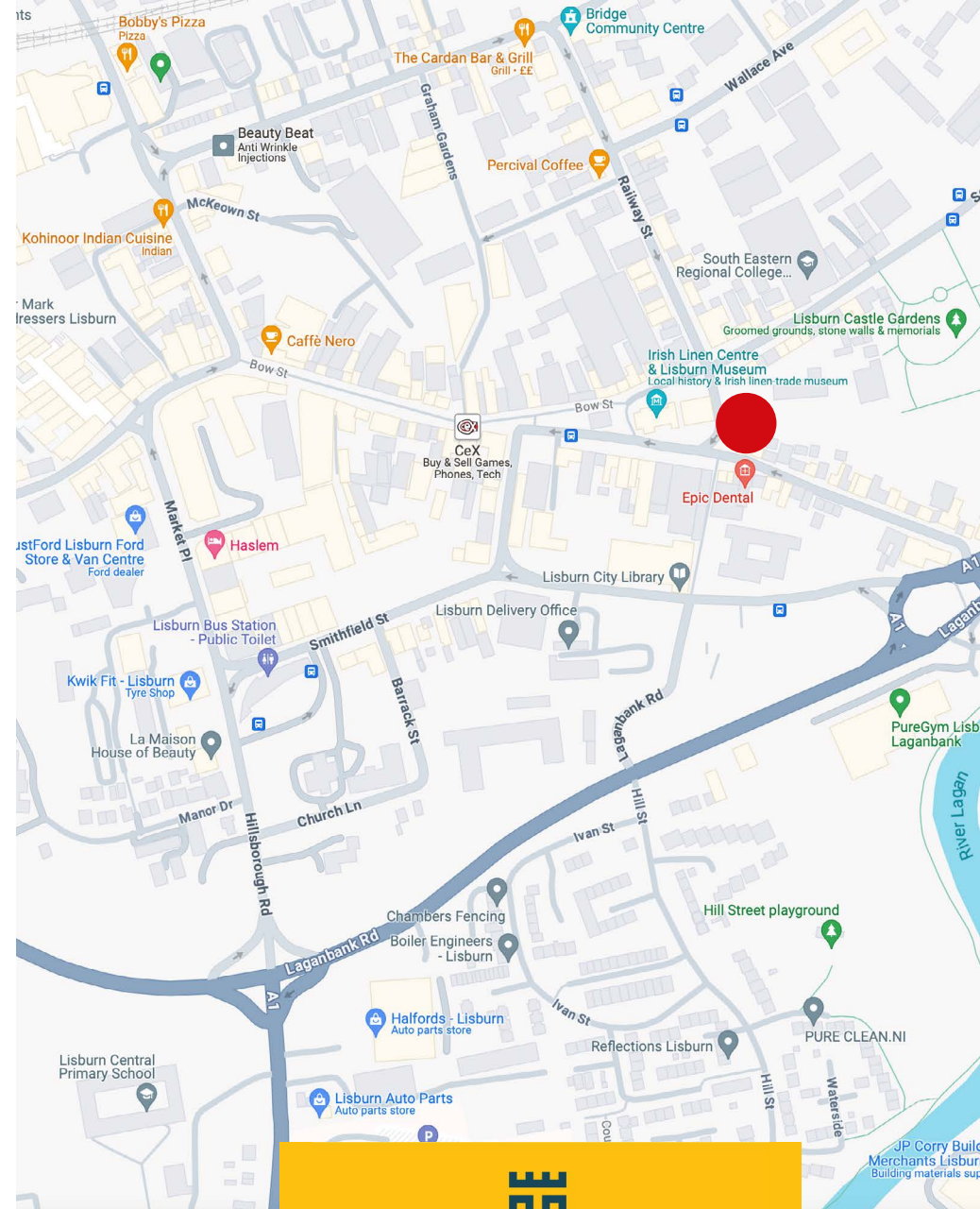
- High specification office unit on second floor with total area of approximately 166.52 m² (716 ft²).
- Prominent location on Market Square East in Lisburn City Centre.

LOCATION

- The premises are located in Lisburn City Centre on the eastern side of Market Square at the top of Bow Street. Market Square has undergone extensive public realm improvements by Lisburn and Castlereagh City Council in recent years.
- Lisburn is located approximately 8 miles south of Belfast with an estimated population of 115,000 persons. The city benefits from an excellent roads infrastructure with 2 motorway intersections providing easy access from surrounding towns and villages while the railway station, which is located on the main Belfast to Dublin route, is approximately 250 metres from the subject.

DESCRIPTION

- The subject comprises a modern second floor office suite comprising open plan office area, together with private offices, storage, kitchen and WC.
- The building was refurbished in 2014/15 and the suite is finished to a high specification to include carpet floor finishes, plastered and painted walls and suspended ceilings with recessed lighting.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Second Floor	Open Plan Office	34.10	367
	Office 1	1.60	143
	Office 2	11.52	12
	Store (into eaves – to 5ft head height)	7.65	82
	WC		
Total Net Internal Area		66.52	716

LEASE DETAILS

Term: Negotiable, subject to a minimum of 3 years.
Rent: £6,950 per annum, exclusive.
Rent Review: Upwards only every three or five years.
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the cost of external repairs and building insurance premium to the Landlords.

RATES

To be re-assessed by Land & Property Services upon occupation.

VAT

The property is not registered for Value Added Tax.



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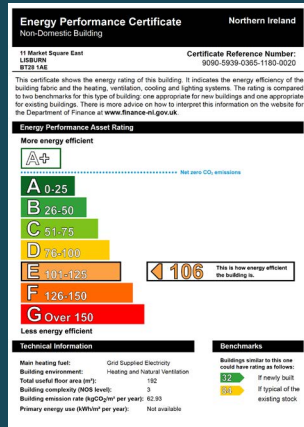
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EPC



CONTACT

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Layout Plan - Not to Scale

