



To Let – Modern First Floor Office Suite with Dedicated Parking

1st Floor, 8 Enterprise Crescent, Lisburn, BT28 2BP

James Nelson

Surveyor

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Property Overview

Location

Lisburn is the provinces 3rd largest city and benefits from excellent road connections, located at Junction 6 of the M1 motorway, 8 miles west of Belfast. The city also connects directly to the A1, which gives ease of access to Newry and Dublin. Lisburn also benefits from good rail links, being situated on the Belfast to Dublin rail line. Belfast International Airport is located some 16 miles to the north.

More specifically the subject property occupies a prominent corner site on Enterprise Crescent, just off the Ballinderry Road. This is a highly accessible location situated just over 1 mile from Lisburn City Centre and 2.7 miles from the Sprucefield Roundabout giving easy access to both The M1 (North and west bound) and the A1, providing easy access to all of Ireland.

Description

The subject comprises a high quality first floor office suite within a popular industrial estate in Lisburn.

The building benefits from an impressive double height shared entrance leading to an open plan first floor office suite. The suite is fitted to a high standard to include carpeted floors, wall mounted air conditioning unit, suspended lighting, perimeter trunking and a kitchenette. Additionally, the office benefits from high amounts of natural light due with 6 double windows throughout the suite.

Externally the property has 6 dedicated parking spaces.

Description	Sq Ft	Sq M
First Floor Office	1,317	122.35
Total	1,317	122.35

Lease Terms

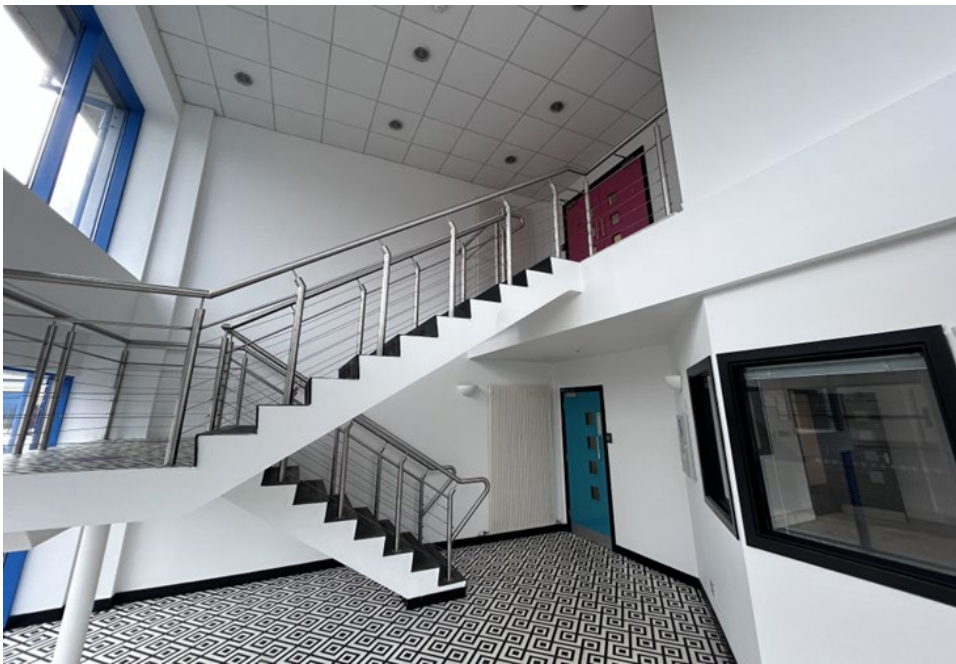
Term:	Negotiable
Rent:	£12,000 per annum exclusive.
Repairs:	Full repairing by way of ad hoc service charge.
Insurance:	Tenant to make fair contribution towards building insurance premium.

Rates

Rates liability for year 2025/26 is estimated at £2,250 per annum. Please speak to agent for further details.

VAT

The property is elected for VAT. All prices and rentals quoted are exclusive of, and will be subject to VAT.



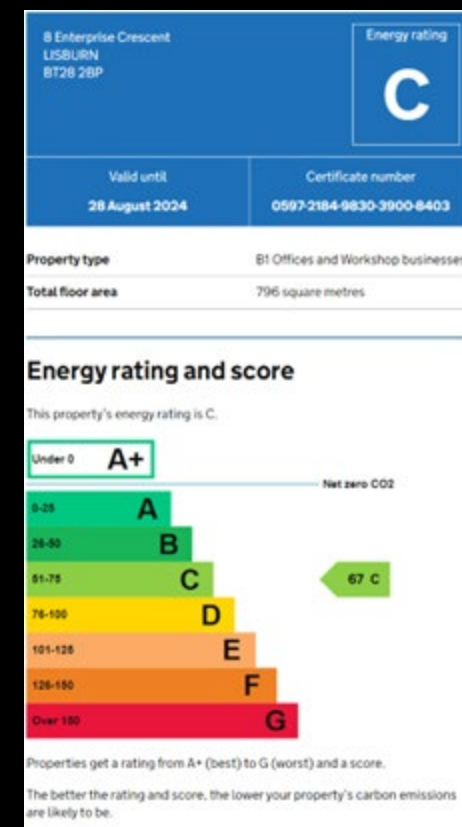
To find out more, please contact:

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