



# TO LET

HILLHALL ROAD, LISBURN, CO. ANTRIM, BT27 5JQ



**CBRE NI**  
PART OF THE AFFILIATE NETWORK



# TO LET

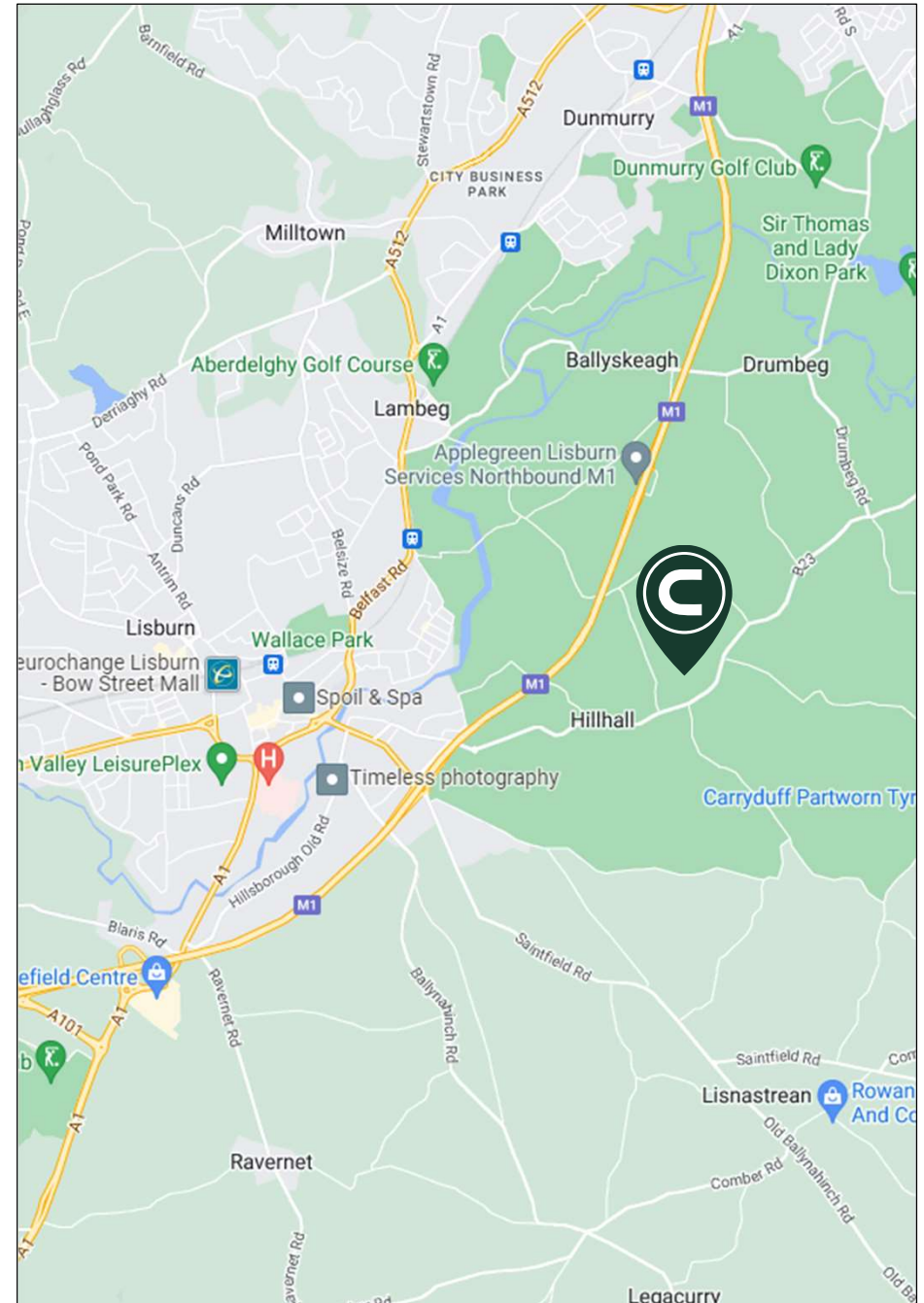
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## Key Benefits

- Warehouse and cold stores
- The property extends to approx. 68,000 sq ft
- Secure standalone site of 5.7 acres

## Location

The subject is situated between Belfast and Lisburn, on the north side of the Hillhall Road/B23, providing access to Belfast and Northern Ireland's main road network. The site is approximately one mile to the west of the M1 Motorway junction at Lisburn and three miles from the Sprucefield junction.



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## Description

The subject consists of 2 main warehouse buildings and an office block on a site of approximately 5.7 acres. The main warehouse buildings are of steel portal frame construction, with eaves heights of c. 7.53m, and 6.13m. Both warehouse units are accessed via dock levellers. Both units are fitted to include cold Stores and chilled storage. The office are fitted to a good standard.. The warehouses and offices extend to approx. 68,000 sq ft.

Can be let on a building-by-building basis.

## Tenure

Term	Negotiable
Rent	£300,000 per annum exclusive
Repairs	Full repairing and insuring

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

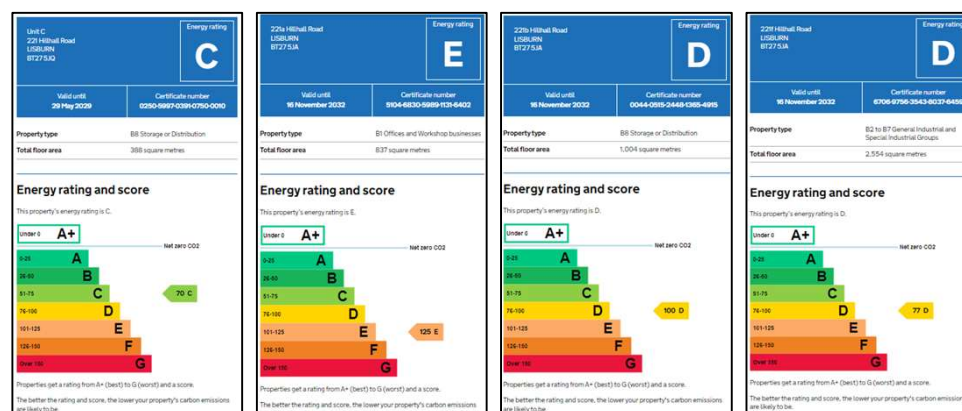
## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £161,000. The rate in the £ for 2025/26 is £0.566150 therefore the estimated rates payable for 2025/26 are £91,150.15.

## Accommodation

Office & Stores	10,775 Sq ft	1,001 sqm
Cold Store	16,178 Sq ft	1503 sqm
Warehouse and Chilled Store	40,666 Sq ft	3,778 sqm

## EPC's



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## Contact us - Joint Agents

Lisa McAteer  
CBRE NI  
Senior Director  
T: 07920188003

E: [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

Alan McKinstry  
OKT  
Partner  
T: 07912087017

E: [alan.mckinstry@okt.co.uk](mailto:alan.mckinstry@okt.co.uk)

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