



To Let Modern Office

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



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

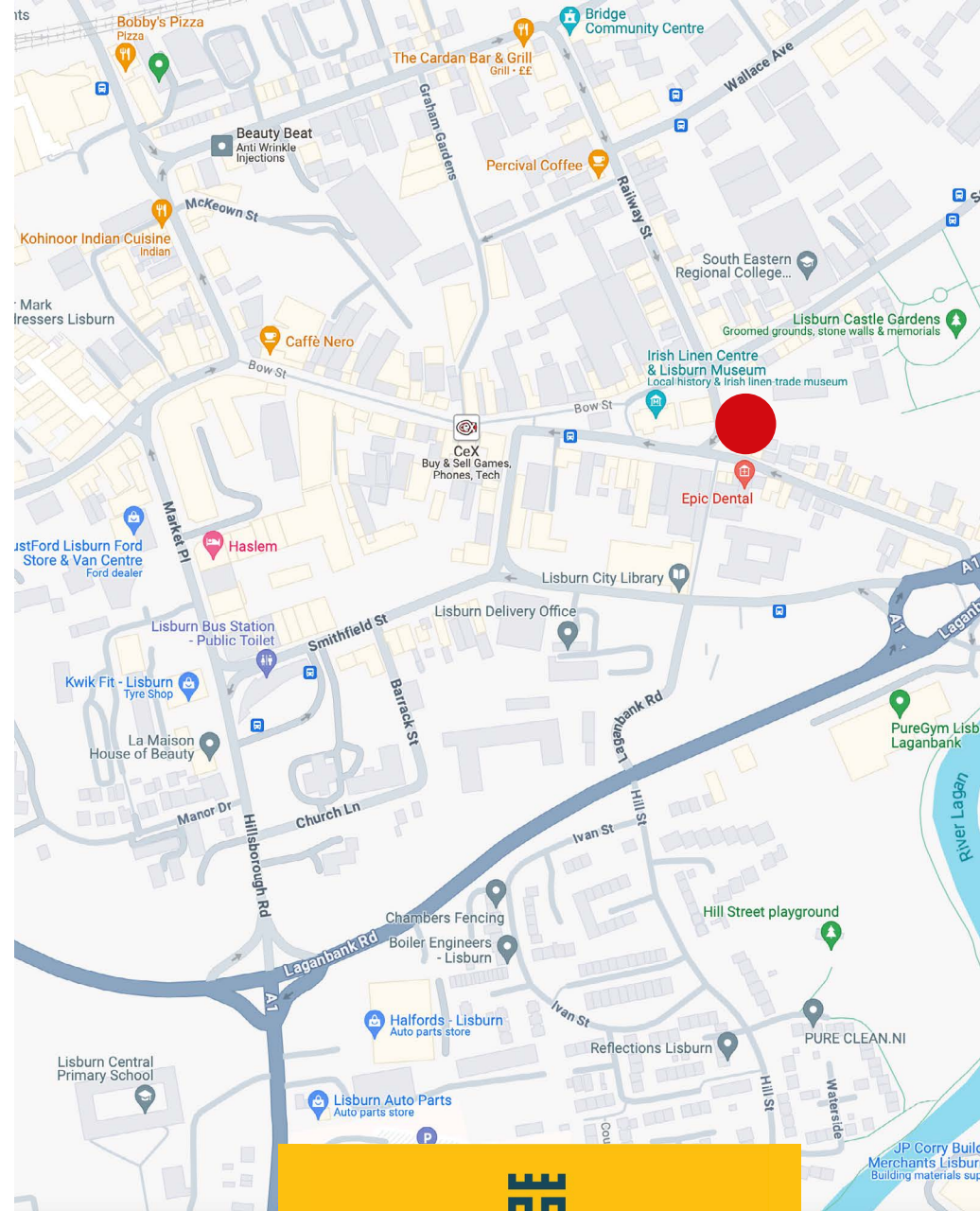
- Modern own door office suite on First Floor of approximately 76 m² (822 sq ft²).
- Prominent location on Market Square East in Lisburn City Centre.

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 modern office space with own door access from Market Square East.
- 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, electric heating together with fitted kitchen and WC.
- Immediate availability.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Own Door Entrance		
First Floor	Lobby Reception	27.46	295
	Office 1	21.01	226
	Office 2	24.20	260
	Kitchen	3.72	40
	WC		
Total Net Internal Area		76.39	822

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	£8,750 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 building insurance premium to the Landlords.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs and maintenance, management fees, and any other reasonable outgoings of the landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

Estimated NAV: £5,850.00

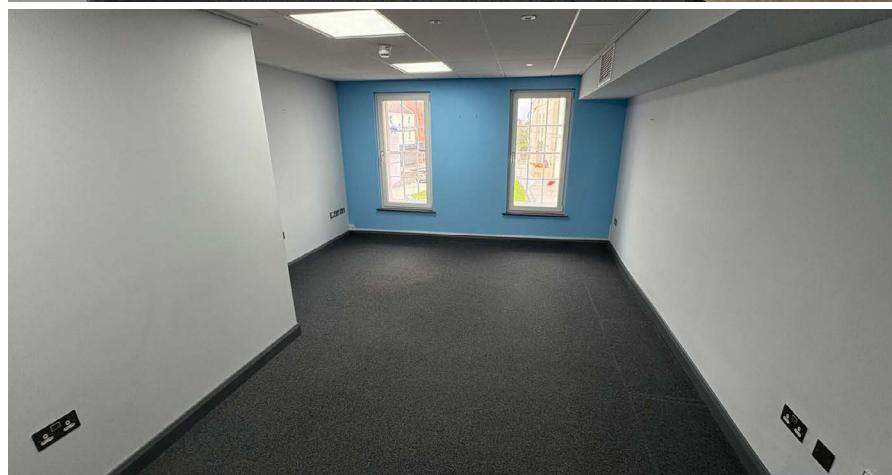
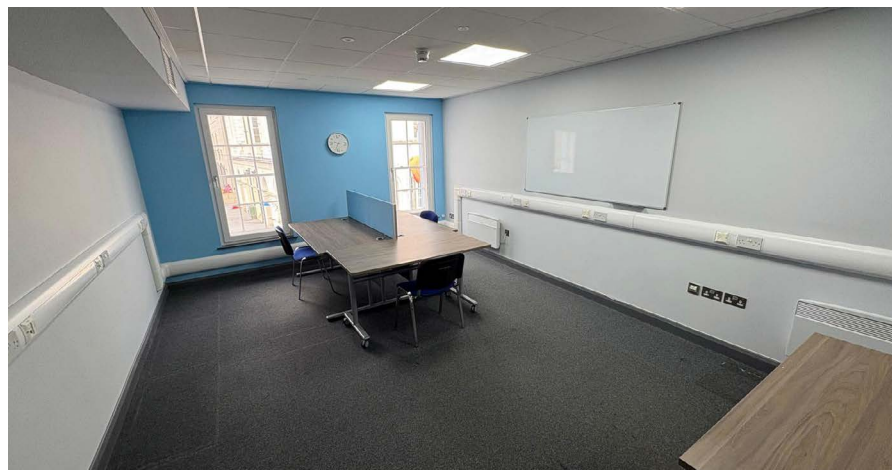
Rate in £ 2024/25 = 0.566150427

Therefore Rates Payable 2024/25 = £3,311.98

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

VAT

The property is not registered for Value Added Tax.

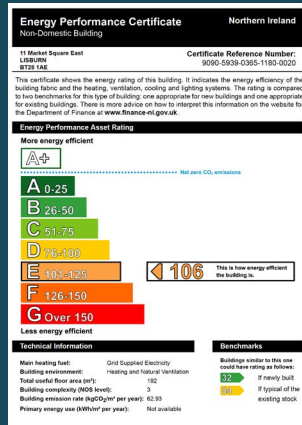


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EPC



CONTACT

For further information or to arrange a viewing contact:

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Layout Plan - Not to Scale



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