



**To Let Various Business Units
Suitable For Office, Beauty Or Storage Uses**

Rosevale House, Moira Road, Lisburn BT28 1RW



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

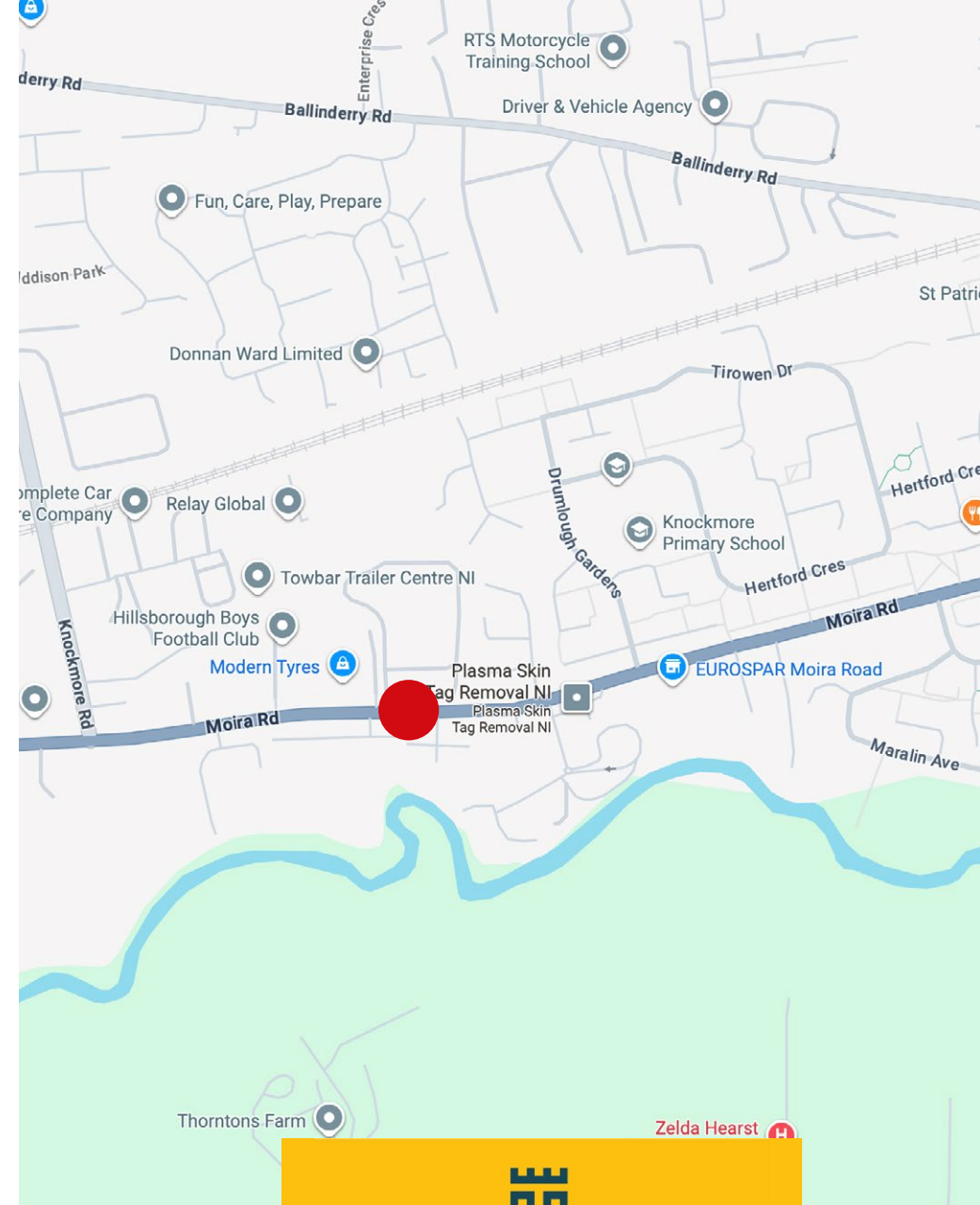
- High quality accommodation in a prominent Lisburn location
- Each suite benefits from kitchen and WC facilities
- Excellent transport links and nearby amenities
- Ample on-site car parking

LOCATION

- Rosevale House is prominently situated in Lisburn, benefiting from excellent accessibility to key arterial routes and transport links serving the wider Belfast metropolitan area.
- Lisburn is a thriving and well-established commercial centre, positioned approximately 8 miles south-west of Belfast City Centre, with strong road and rail connectivity making it an attractive location for a wide range of occupiers.
- Lisburn railway station provides regular services into Belfast City Centre and beyond, while the property also benefits from easy access to the M1 motorway and major arterial routes.
- Nearby amenities include a wide range of cafés, restaurants, and retail services within Lisburn city centre, creating a convenient and attractive environment for occupiers and visitors alike.

DESCRIPTION

- Rosevale House offers a number of self-contained suites available to let, suitable for a wide range of business occupiers.
- Each suite benefits from its own kitchen and WC facilities, providing a practical and fully self-contained environment. The suites are well appointed throughout, featuring gas heating, double glazed windows, and good levels of natural light, creating a comfortable working environment year round.
- The property benefits from ample on-site car parking, a key advantage for both occupiers and visiting clients.
- Suites are suitable for a variety of uses including professional services, beauty, therapy, and general business occupiers.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Unit A	60.39	650
	Unit S	45.4	488
	Unit K	89.58	964
	Unit 11	72.42	780

LEASE DETAILS

Term:	Negotiable.
Rent:	POA.
Rent Reviews:	5 yearly rent reviews.
Insurance:	Tenant to reimburse the landlord for a fair proportion of the annual insurance premium.
Service Charge:	Tenant is responsible for a fair proportion of the overall common costs of the estate.

RATES INFORMATION

Available upon request.
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All price, outgoings and rentals will be subject to VAT.



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EPC

Awaiting EPC

CONTACT

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