



To Let High Specification Warehouse/Storage
Unit D, Knockmore Industrial Estate,
Moira Road, Lisburn BT28 2EJ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

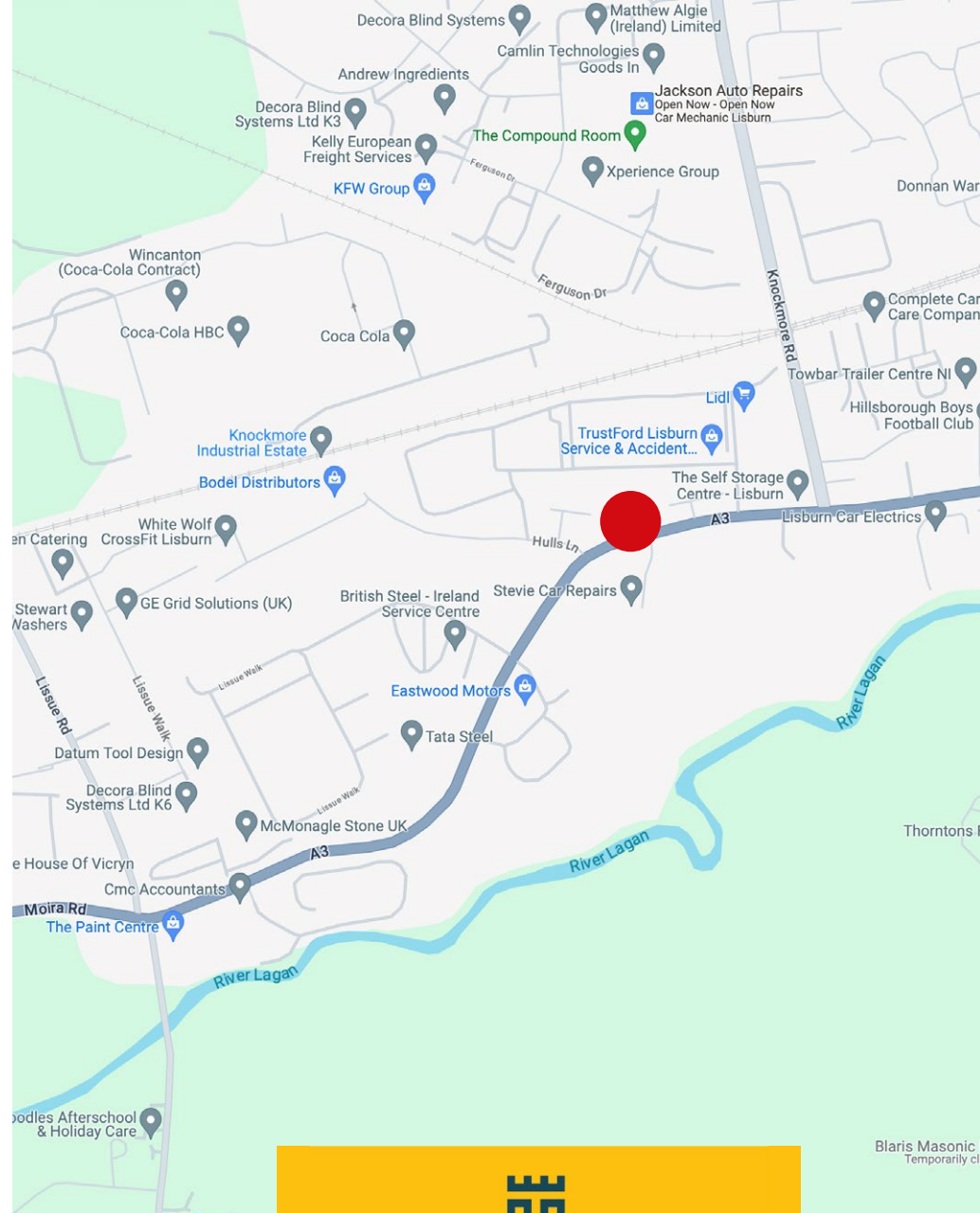
- The subject is a high specification Warehouse/storage unit of approximately 280 sq m (3,020 sq ft).
- Highly accessible location within the popular Knockmore Industrial Estate, Lisburn.
- Immediate availability to include freestanding racking, if required.

LOCATION

- The property is located within Knockmore Industrial Estate, which is located at the junction of the A3 Moira Road and the Knockmore Road.
- The Estate has excellent accessibility approximately 1.5 miles from the City Centre and 2.5 miles from the M1 Motorway, either via Junction 7 at Sprucefield or Junction 6 at Saintfield Road.
- Lisburn is located around 8 miles south-east of Belfast on the River Lagan, with a population of approximately 45,410 (Census 2011) and occupies a strategic location on the main transport corridor between the islands Capital cities, Dublin and Belfast. Due to its excellent transport links, the city is considered a prime location for the industrial sector.

DESCRIPTION

- The subject is a high specification warehouse/storage unit of approximately 280 sq m (3,020 sq ft).
- Finished to a high specification to include steel portal frame with metal sheet envelope, smooth concrete floors, internal panelled walls and ceilings with LED lighting.
- The unit currently encompasses freestanding racking which can be included with the lease, as required.
- Access is via roller shutter door of 2.1 m width, with further pedestrian door to front.
- Communal yard to the rear and side of the unit.



To Let High Specification Warehouse/Storage

Unit D, Knockmore Industrial Estate, Moira Road, Lisburn BT28 2EJ


McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse/Storage Unit	280	3,020

LEASE DETAILS

Term:	Negotiable.
Rent:	£21,600.
Repairs & Insurance:	Tenant will be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the external repairs and any other reasonable outgoings of the Landlord.

RATES

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

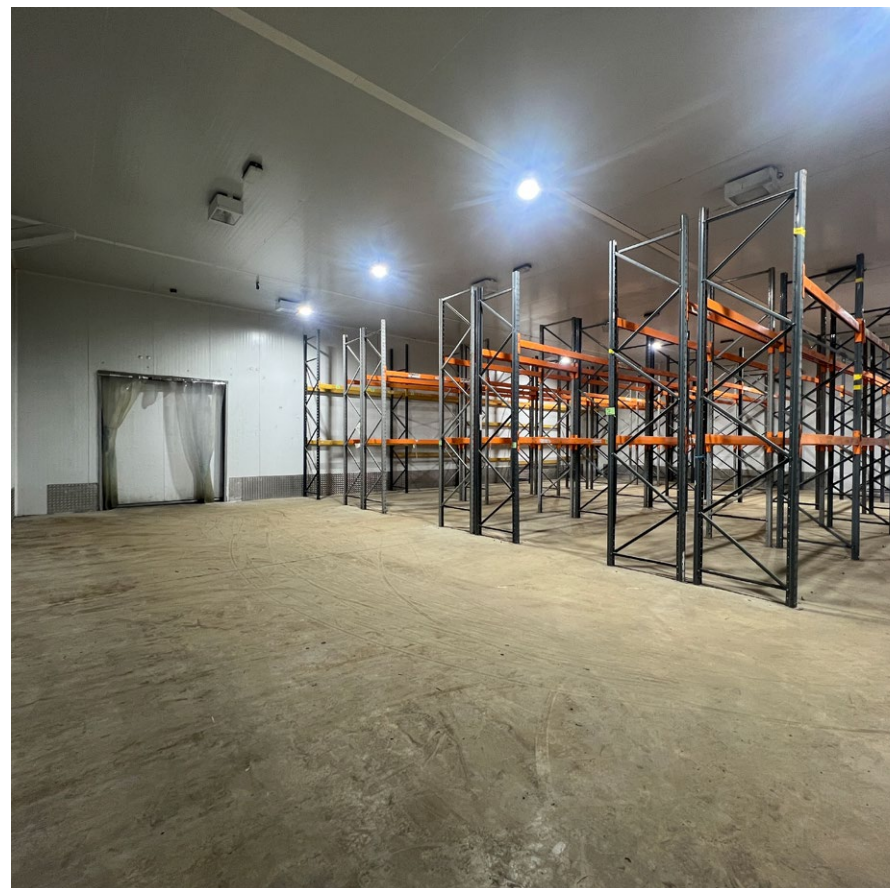
NAV: To be re-assessed

Rate in £ 2026/2027 = 0.526146

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

VAT

The property is registered for VAT and therefore VAT will be charged on all rentals and any other outgoings.



To Let High Specification Warehouse/Storage

Unit D, Knockmore Industrial Estate, Moira Road, Lisburn BT28 2EJ



McKIBBIN
COMMERCIAL

028 90 500 100

