

# Lisnagarvagh House, McGrath Buildings, 1 Lissue Walk, Lisburn, BT28 2SU

## To Let

High specification headquarter Office Building c. 6,000 sq ft. The building is capable of sub-division

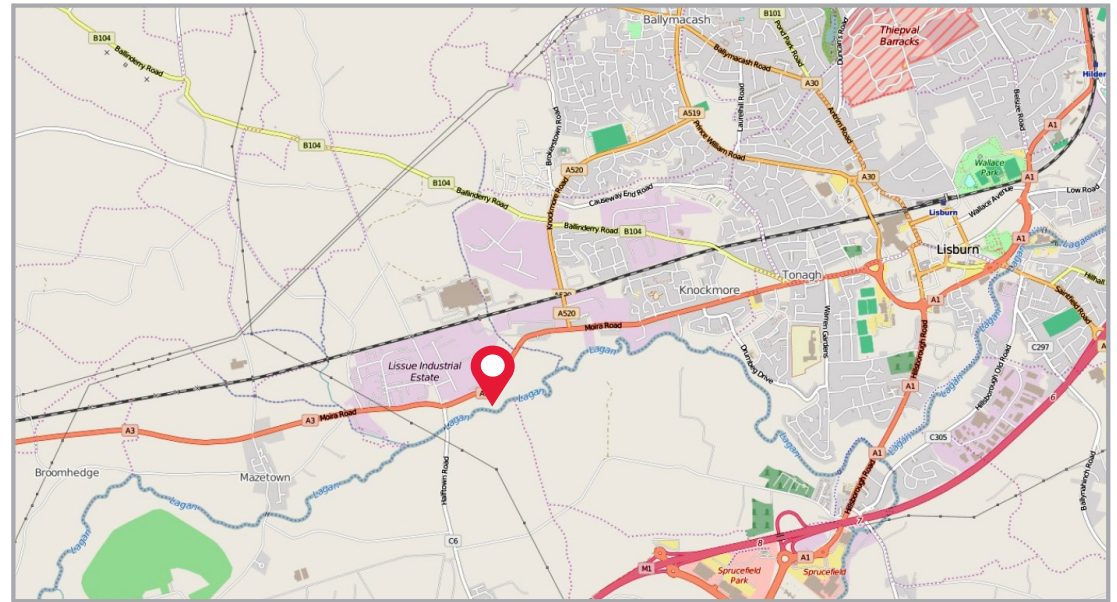


## Location

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located off the highly successful Lissie Industrial Estate, on the Moira Road just outside Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 motorway. The Moira Road is a major arterial route into Lisburn from the M1/Sprucefield motorway intersection.

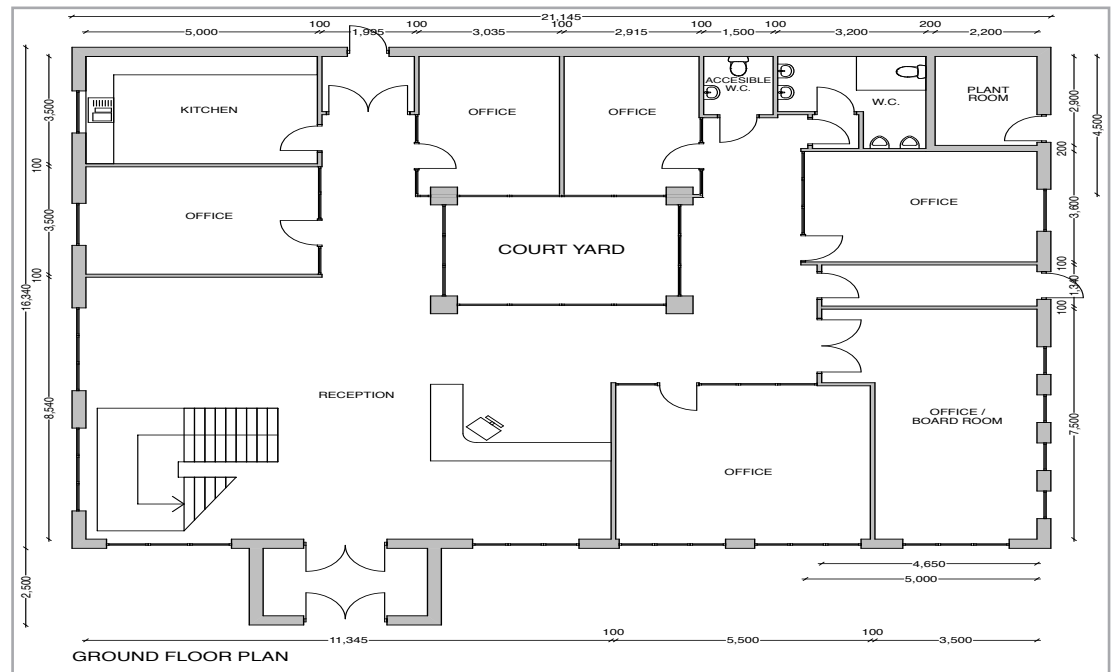
Occupiers within the vicinity include Decora Blinds, Datum, Coca Cola, Warmflow, Edina Generators and Micon Distribution.



For Indicative Purposes Only

## Description/Specification

- Tiled feature reception area;
- Air conditioning;
- Suspended ceilings with recessed lights;
- Feature staircase;
- Generous WC and kitchen facilities;
- Part tile, part carpet throughout;
- Plastered and painted walls;
- Generous on-site dedicated car parking;
- Aluminium frame double glazing;
- The building is capable of sub-division.



CAD & PDF copies of floor plans available from the agent

## Schedule of Accommodation

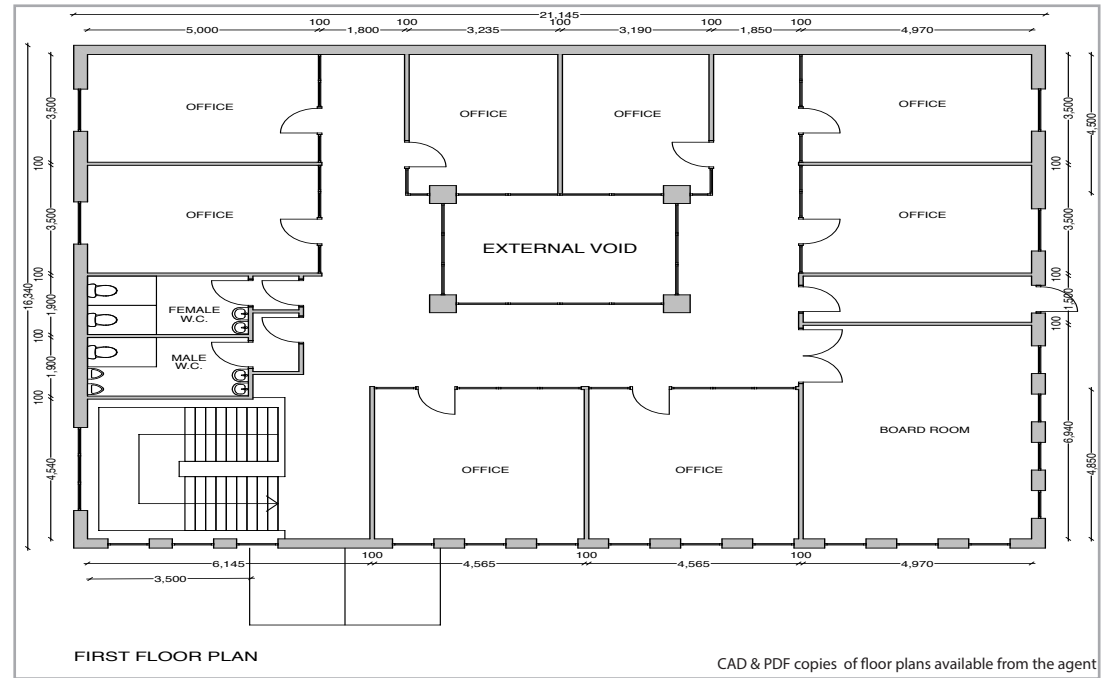
Office	Sq Ft	Sq M
Ground Floor	3,000	278.7
First Floor	3,000	278.7
<b>Total</b>	<b>6,000</b>	<b>557.4</b>

## Lease Details

- Term - By negotiation.
- Rent - £9.50 psf.
- Repairs - Full repairing and insuring basis.
- Insurance - The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

## Energy Performance Certificate

The property benefits from an EPC rating of C60. The EPC is available upon request.





## Rates

The building has not yet been separately assessed for rates, however, we have been advised by Land and Property Services we should allow the following:-

Net Annual Value -                      Ground Floor: £3.79 psf or £11,370 pa  
    First Floor: £1.90 psf or £5,700 pa  
    Ground & First Floor Combined: £17,070 pa

Rate in the £ 23/24: £0.526146

Rates payable if applicable: Ground & First Floor Combined: £8,965 pa

Please note these are estimates only, please contact the agent for full details on rates.

## Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:



Tom Donnan  
07442 495827  
tdonnan@lsh.ie

Kyle Abernethy  
07429 777911  
kabernethy@lsh.ie

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