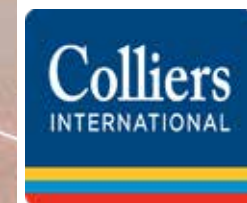


Building 1, The Sidings, Antrim Road, Lisburn, BT28 3AJ

To Let

High specification office suites, private offices and shared workspace for 1-100 people (100-8,000 sq ft) with generous on-site dedicated car parking



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 Sidings Office Park is strategically located in Lisburn City Centre, immediately adjacent to the railway station, Bow Street, Bow Street Mall and Lisburn Square. Occupiers within the scheme include Arts Council of Northern Ireland, Johnston Kennedy Accountants, Nursing Care Direct, Window to the Womb and Close Brothers plc.

Description

The offices will be completely refurbished to a very high standard. In addition the Landlord is happy to discuss further tailored fit-outs. CAD & PDF copies of floor plans available from the agent.

Please see room sizes and layout overleaf.

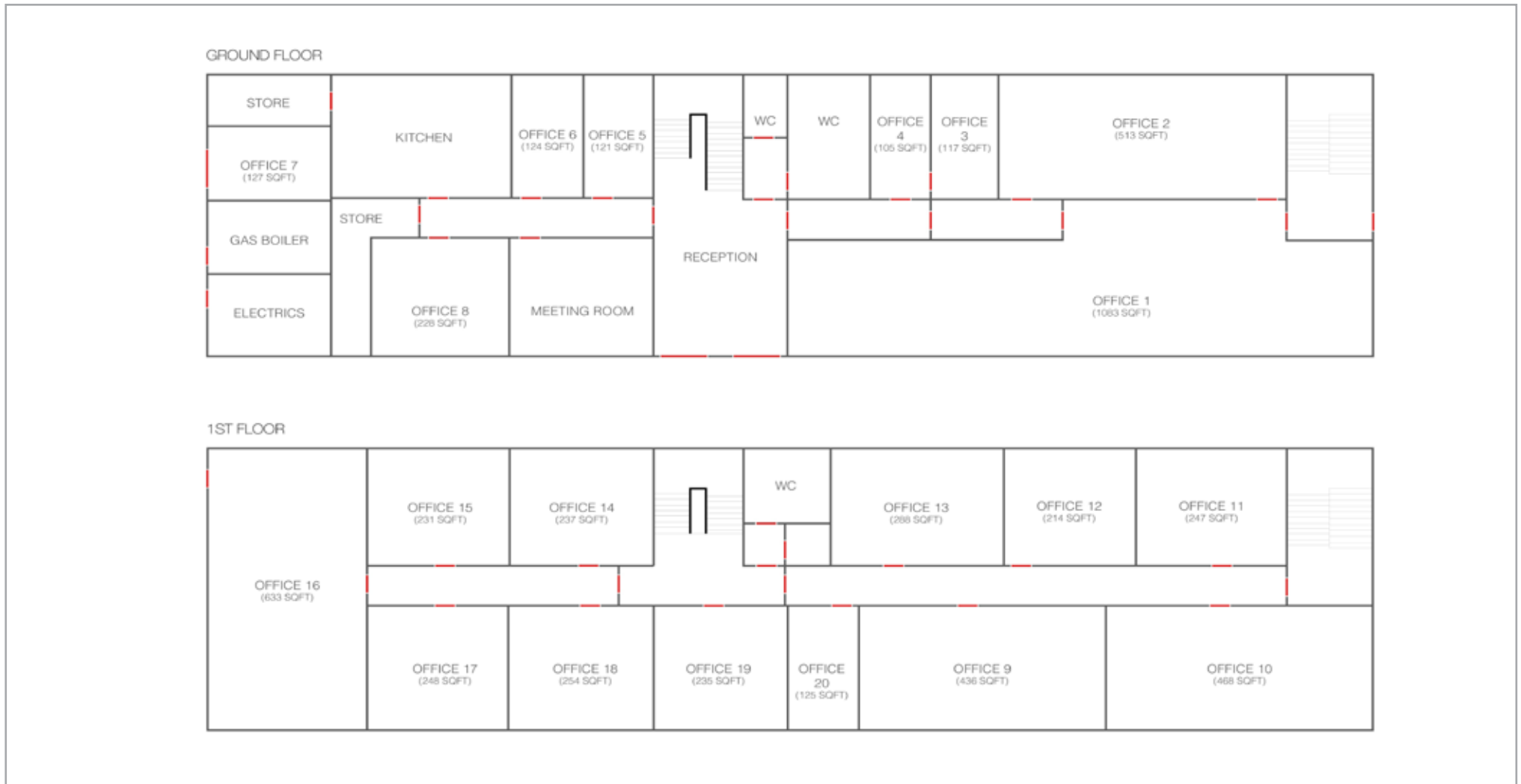
The offices are available as traditional offices or fully serviced. Serviced offices will offer private offices and shared workspace. The offices will be fully fitted to include wifi, individual climate control, visitor intercom and LED lighting. Serviced office suites are available from £125 plus VAT per week, this figure includes rent, rates, service charge, building insurance, electric, internet, meeting room hire, car parking and cleaning of common areas. For further details, please contact the agent.



For Indicative Purposes Only



Building 1, The Sidings, Lisburn



Floor Plans

Copy existing floor plans and proposed desk layouts in CAD & PDF are available from the agent.

Energy Performance Certificate

EPC for the available suites - B50.

Rates

Included in the rent.

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:

**Lambert
Smith
Hampton**

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