

# Portman Business Park Lissue Industrial Estate West, Lisburn



## New Warehouse/Business Distribution & Showroom Units

### Property Highlights

- Modern and well constructed.
- Convenient location.
- Last remaining units.
- Units available from 5,000 sq ft (464 sq m) to 30,000 sq ft (2,788 sq m)

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## Location

Portman Business Park is located within the successful Lissue Industrial Estate West, just off the main Moira Road, some 1.5 miles west of Lisburn City Centre.

This location affords ease of access to Lisburn City as well as the M1 Motorway to the west, the A1 road to Newry/Dublin, the M2 to the north via Nutts Corner and also the International and City Airports and ports of Belfast and Larne.

The immediate area is very much commercial in character with other neighbouring occupiers including Jebbs Plumbing & Supplies, Sebden Steel, SERE Motors and Warmflow to name but a few.

Portman Business Park is a new scheme currently in the process of construction with 150,000 sq ft already let or sold with occupiers in occupation (Jebbs/Sebden Steel/Global Highmark Armour and D. F. Ross).

## Description

The warehouse units will be finished off to a high specification to include steel portal frame construction, partial glazed frontages, reinforced concrete floors, brickwork to insulated profile metal composite panels and pedestrian and roller shutter doors.

All units will benefit from approx 6 meter eaves and ancillary offices/mezzanine floors can be incorporated to meet each individual occupiers requirements.

Portman Business Park will benefit from ample marshalling areas, ample on site car parking and all contained within a secure and well managed environment.

## Accommodation

Units are available from 5,000 sq ft (464.5 sq m) to 30,000 sq ft (2,788 sq m) and are capable of taking mezzanine floors if required.

<b>Block A</b>	All let
<b>Block B</b>	Unit 4 – 5,000 sq ft – sold Unit 5 – 5,000 sq ft – sold Unit 6 – 5,000 sq ft – sold Unit 7 – 5,000 sq ft – let <b>Unit 8 – 5,000 sq ft – available to let</b> <b>Unit 9 – 5,000 sq ft – available to let</b> Unit 10 – 5,000 sq ft – let Unit 11 – 5,000 sq ft - sold
<b>Block C</b>	<b>5,000 sq ft – 30,000 sq ft (available)</b>
<b>Block D</b>	All let

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## Sale Details

On application.

## Lease

<b>Rent</b>	£4.50 per sq ft
<b>Term</b>	Negotiable
<b>Rent Reviews</b>	5 yearly upward only
<b>Repairs</b>	FRI terms
<b>Service Charge</b>	A service charge is payable to cover the costs of the general maintenance and upkeep and management of Portman Business Park.

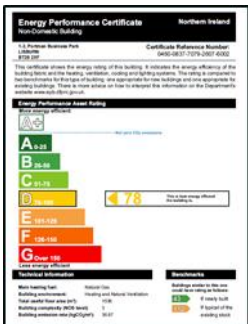
## NAV

To be assessed.

## VAT

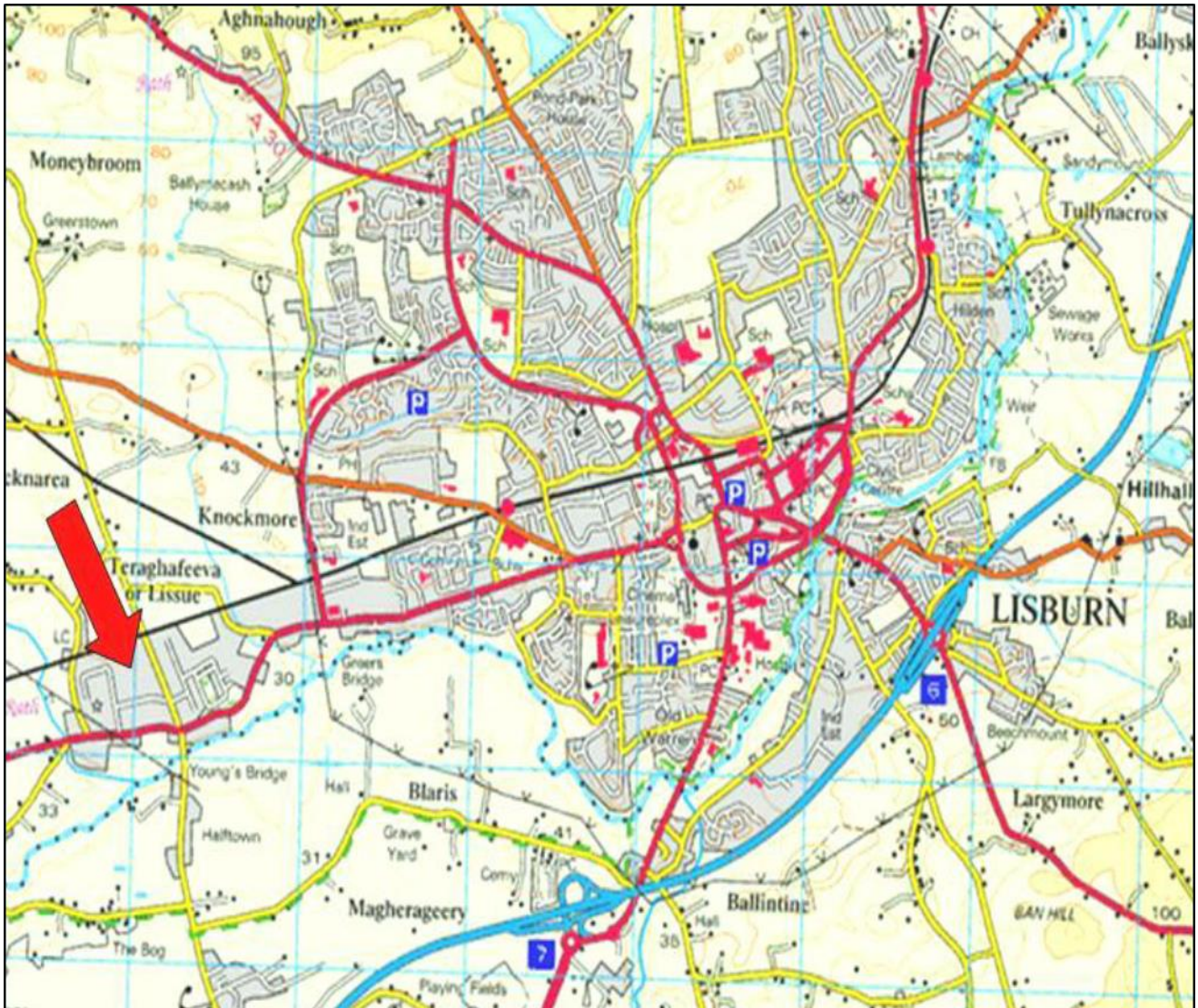
All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable at the appropriate rate.

## EPC



FOR SALE/TO LET

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