

# Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

*FANTASTIC REFURBISHED SINGLE OFFICES  
WITH GENEROUS ON SITE PARKING*

**UNITS AT  
ROSEVALE HOUSE  
MOIRA ROAD, LISBURN  
C. 62 - 138 SQ FT**



3<sup>rd</sup> FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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**028 9024 9024**

## LOCATION

Lisburn is located approximately 8 miles from Belfast and benefits from excellent access ability due to the close proximity of major road networks. The subject property is located approximately 1.5 miles from Lisburn City Centre on the Moira Road, one of the main arterial routes from Lisburn City Centre.

Rosevale House is an attractive period building split into offices, occupied by a number of professional service firms.

## DESCRIPTION

These attractive period offices have recently been refurbished to a high standard throughout.

Finishes include strip lighting, plastered and painted walls, oil fired central heating, new windows and carpeting. Part double height ceiling with roof lights.

These individual offices benefit from shared kitchen and WC facilities.

Externally, the property benefits from generous on-site parking.

## ACCOMMODATION

171 D (First Floor)	127 sq ft	11.86 sq m
171 G (First Floor)	138 sq ft	12.82 sq m
171 U (First Floor)	62 sq ft	5.7 sq m

# ROSEVALE HOUSE MOIRA ROAD, LISBURN

## LEASE DETAILS

<b>Rent</b>	171 D	£1,800
	171 G	£1,650
	171 U	£1,700

**Term** Units available on a monthly license.

**Service Charge** The tenant is to pay a fair proportion of the service charge and insurance.

## NAV

To be assessed

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

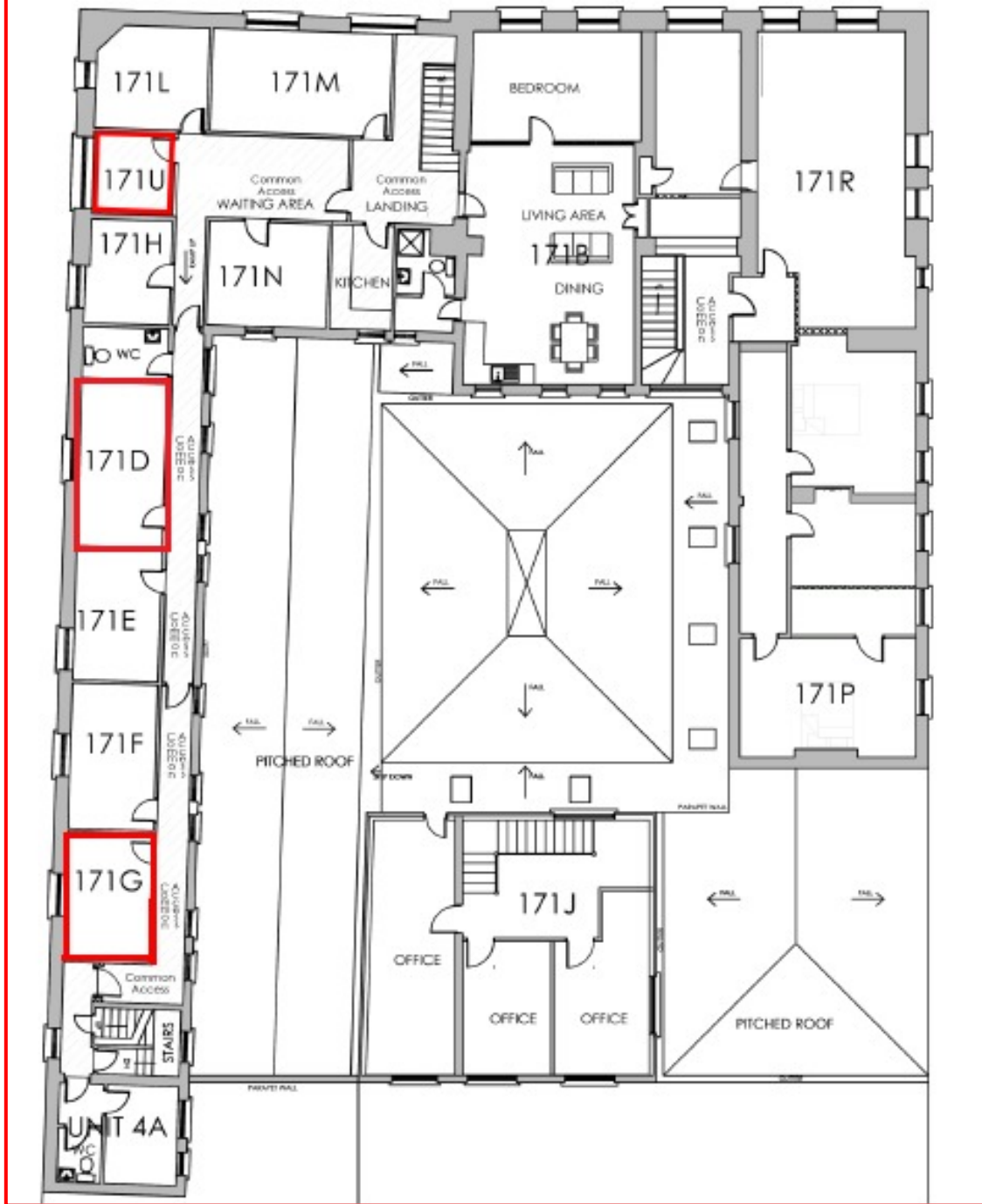
## ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC

## LOCATION MAP



## FIRST FLOOR PLAN



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