

NEW BUILD

LIGHT INDUSTRIAL /
DISTRIBUTION WAREHOUSING



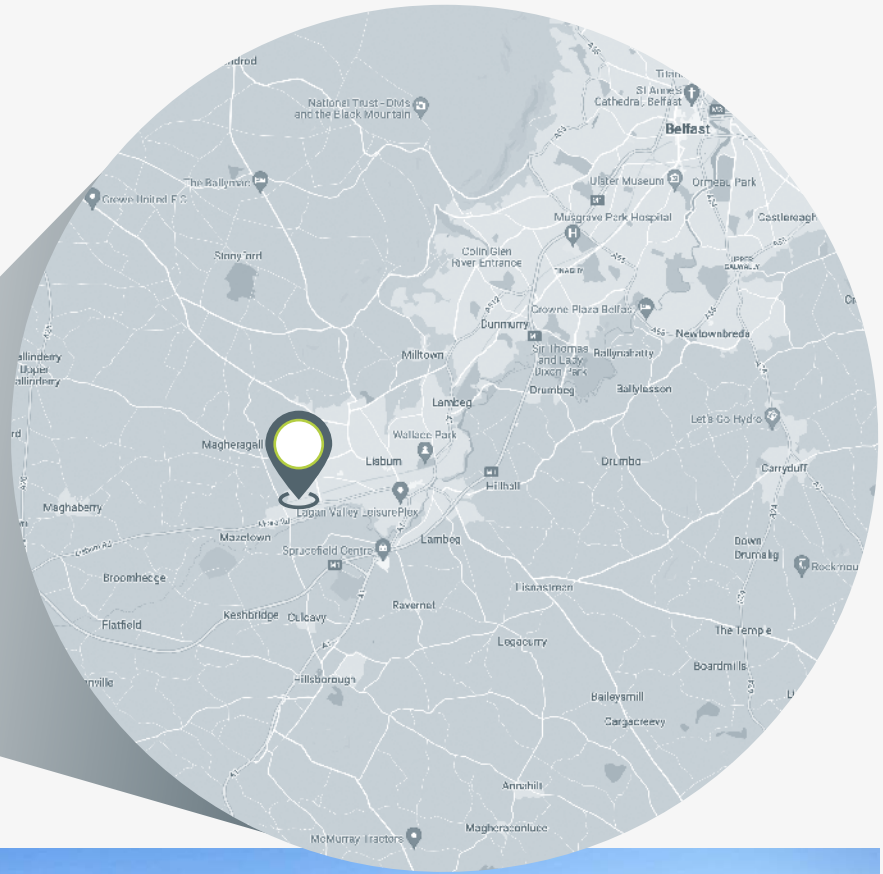
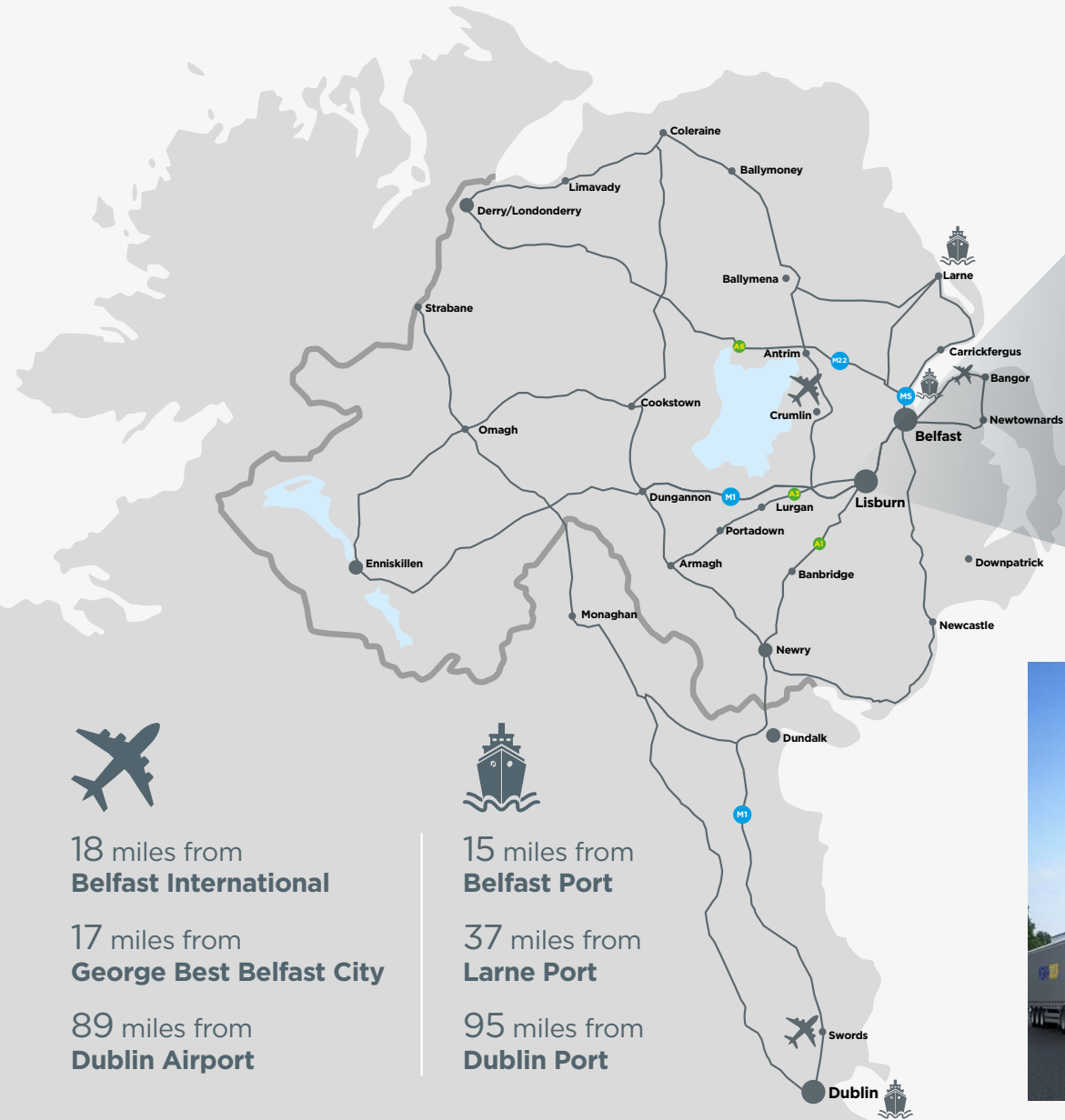
TO LET

LISSUE ROAD, LISBURN

New Build Warehouse Accommodation Totalling 19,525 sq ft

Lambert
Smith
Hampton

LOCATION



SPECIFICATION



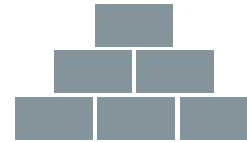
80mm

KINGSPAN INSULATED
COMPOSITE CLADDING -
80MM THICK INSULATION



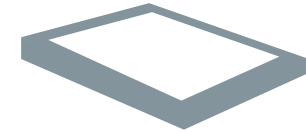
LED

HIGH BAY LIGHTING



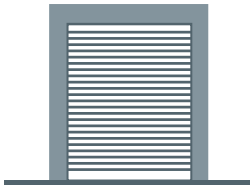
750mm

BRICKWORK
ABOVE FINISHED
FLOOR LEVEL



10%

ROOFLIGHTS



2NO. doors

ELECTRIC
ROLLER SHUTTERS
5.5Mw X6.1Mh



19,525 sq ft

BUILDING SIZE



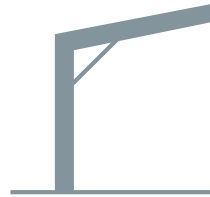
2 acres

SITE AREA



MIN 20M

LOADING APRON TO
BE MINIMUM 20M



7.4M

EAVES



9.1M

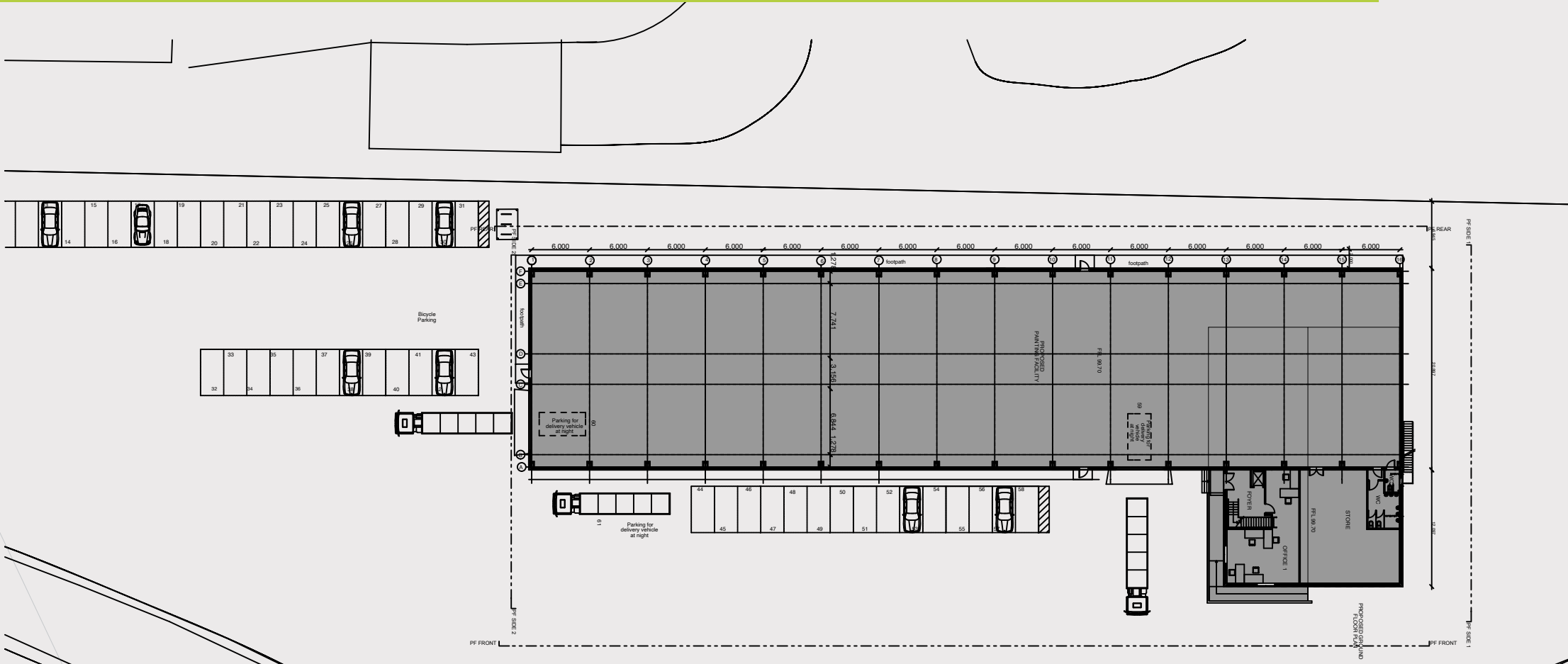
APEX



POWER

3 PHASE ELECTRIC
SUPPLY

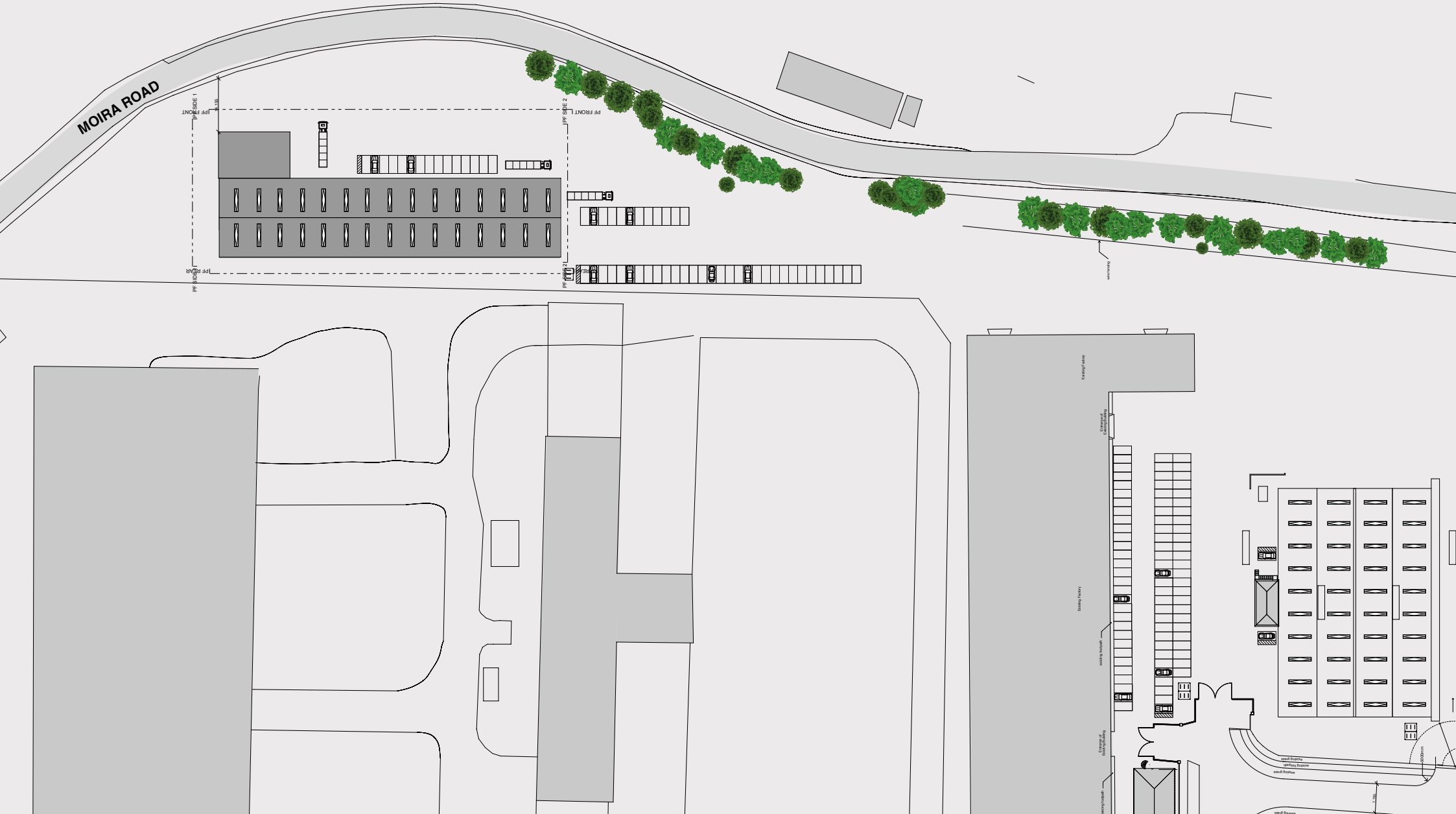
SCHEDULE OF ACCOMMODATION



Total size
19,525 sq ft / 1,813.93 sq m

MORA ROAD

SITE PLAN



TO LET LISSUE ROAD, LISBURN



TO LET LISSUE ROAD, LISBURN

Lambert
Smith
Hampton

AERIAL



TO LET LISSUE ROAD, LISBURN

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AERIAL



INFORMATION & CONTACT

LEASE DETAILS

Term	10 years.
Repair	The tenant will be responsible for external and internal repairs.
Rent	On application.
Rent Review	5 yearly.
Service Charge	A service charge will be levied to cover the costs of the general running of the business park. This is estimated to be approximately £0.30 per sq ft.
Insurance	The tenant will reimburse the landlord with the cost of insuring the premises.

RATES

To be assessed upon completion.

VAT

We are advised that the subject property is VAT registered, therefore VAT will be payable in addition to the prices quoted.

CONTACT

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