

# NEW BUILD

LIGHT INDUSTRIAL /  
DISTRIBUTION WAREHOUSING



FULL PLANNING PERMISSION GRANTED

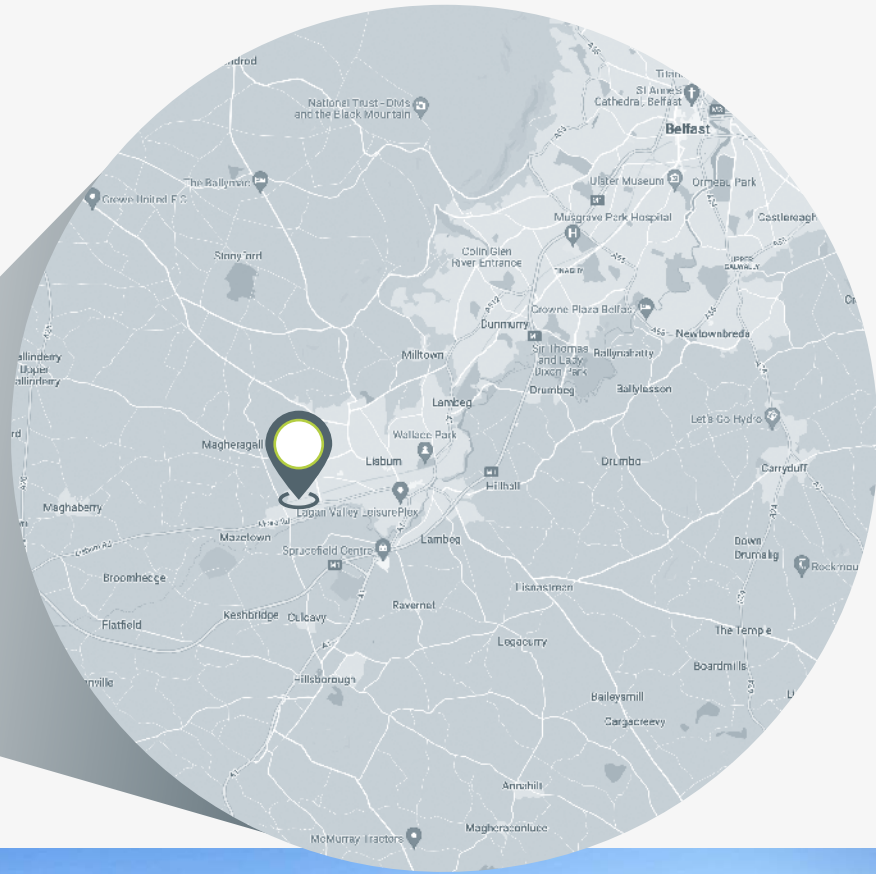
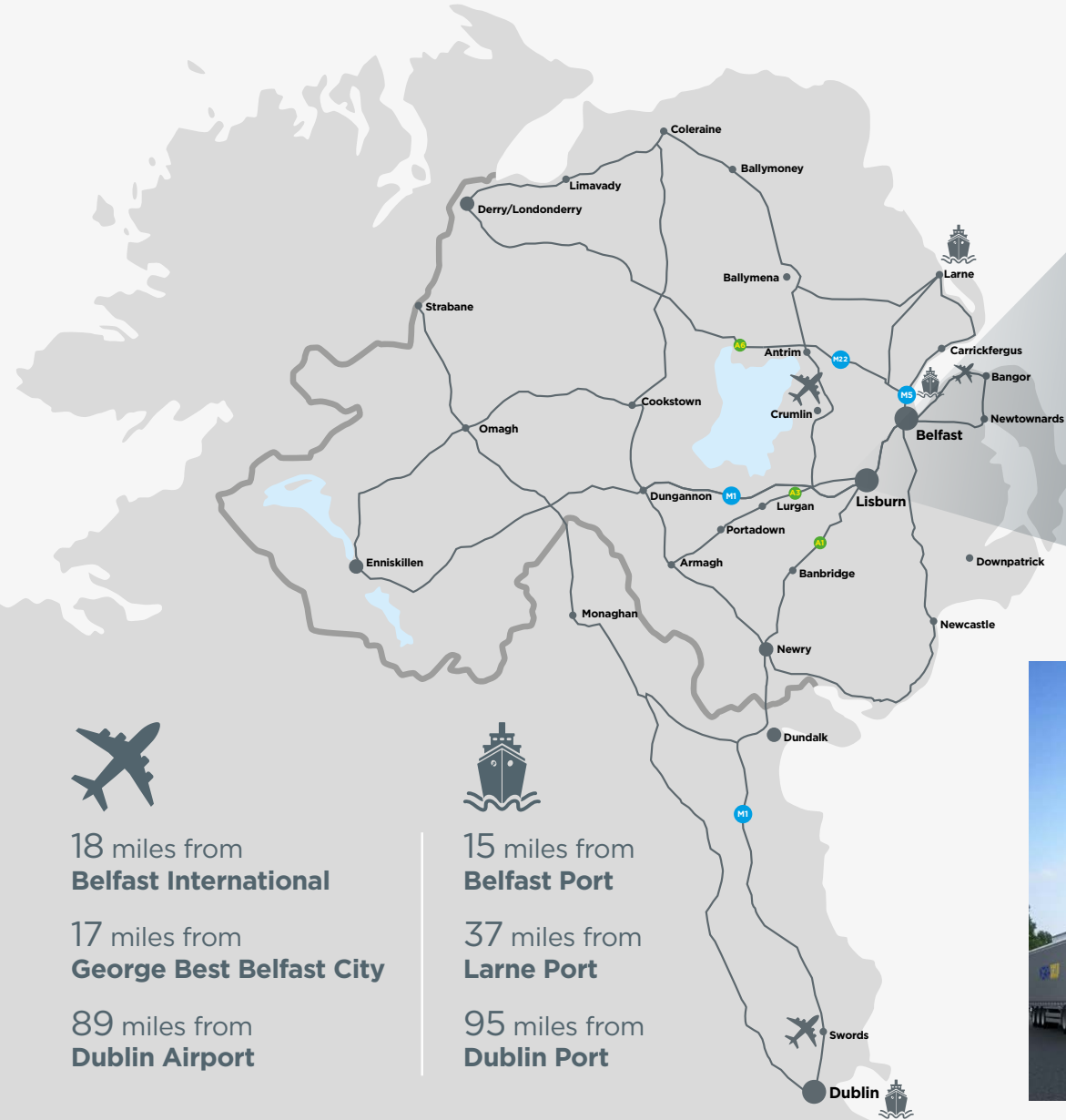
# TO LET

LISSUE ROAD, LISBURN

New Build Warehouse Accommodation Totalling 19,525 sq ft

Lambert  
Smith  
Hampton

## LOCATION



18 miles from  
**Belfast International**

17 miles from  
**George Best Belfast City**

89 miles from  
**Dublin Airport**



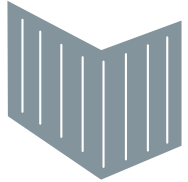
15 miles from  
**Belfast Port**

37 miles from  
**Larne Port**

95 miles from  
**Dublin Port**



## SPECIFICATION



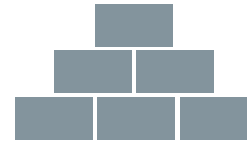
**80mm**

KINGSPAN INSULATED  
COMPOSITE CLADDING -  
80MM THICK INSULATION



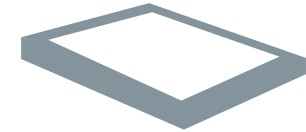
**LED**

HIGH BAY LIGHTING



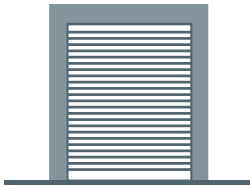
**750mm**

BRICKWORK  
ABOVE FINISHED  
FLOOR LEVEL



**10%**

ROOFLIGHTS



**2NO. doors**

ELECTRIC  
ROLLER SHUTTERS  
5.5Mw X6.1Mh



**19,525 sq ft**

BUILDING SIZE



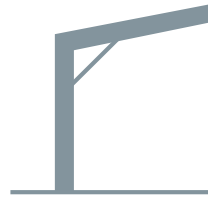
**2 acres**

SITE AREA



**MIN 20M**

LOADING APRON TO  
BE MINIMUM 20M



**7.4M**

EAVES



**9.1M**

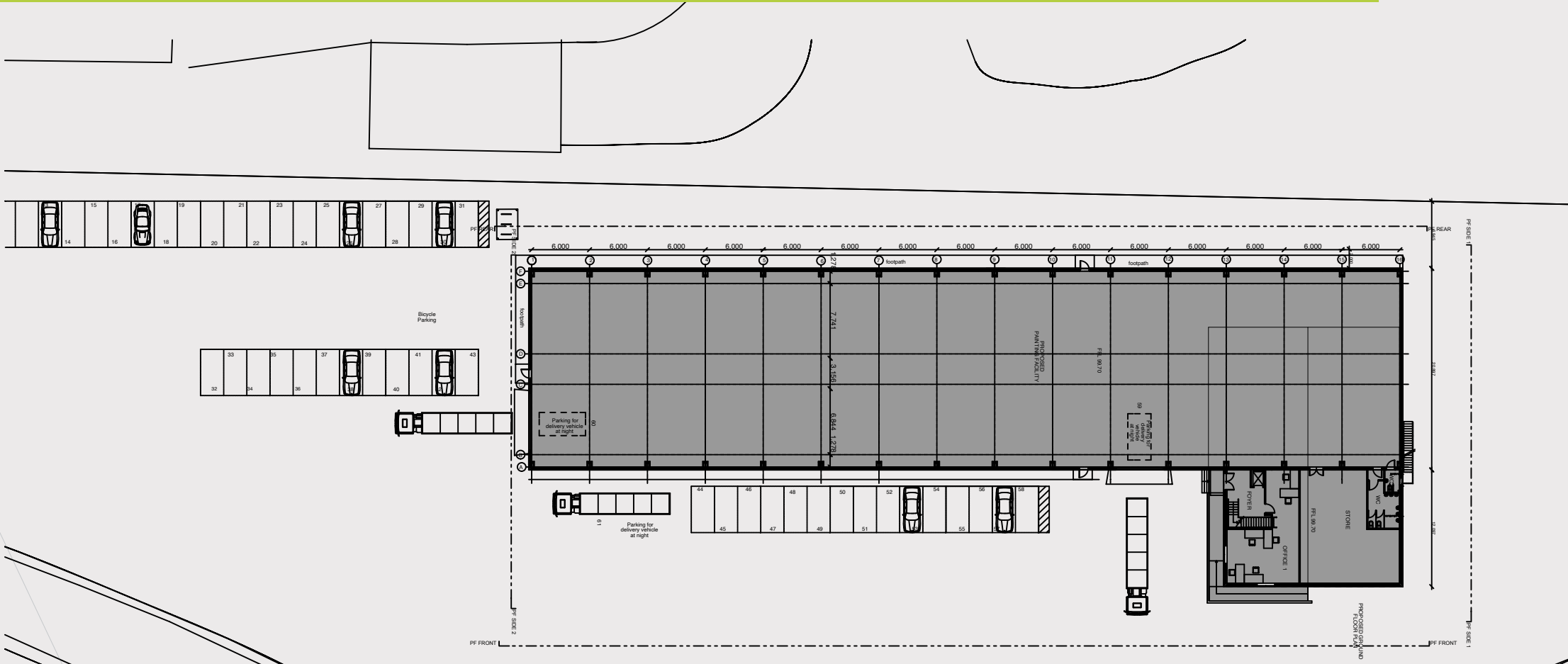
APEX



**POWER**

3 PHASE ELECTRIC  
SUPPLY

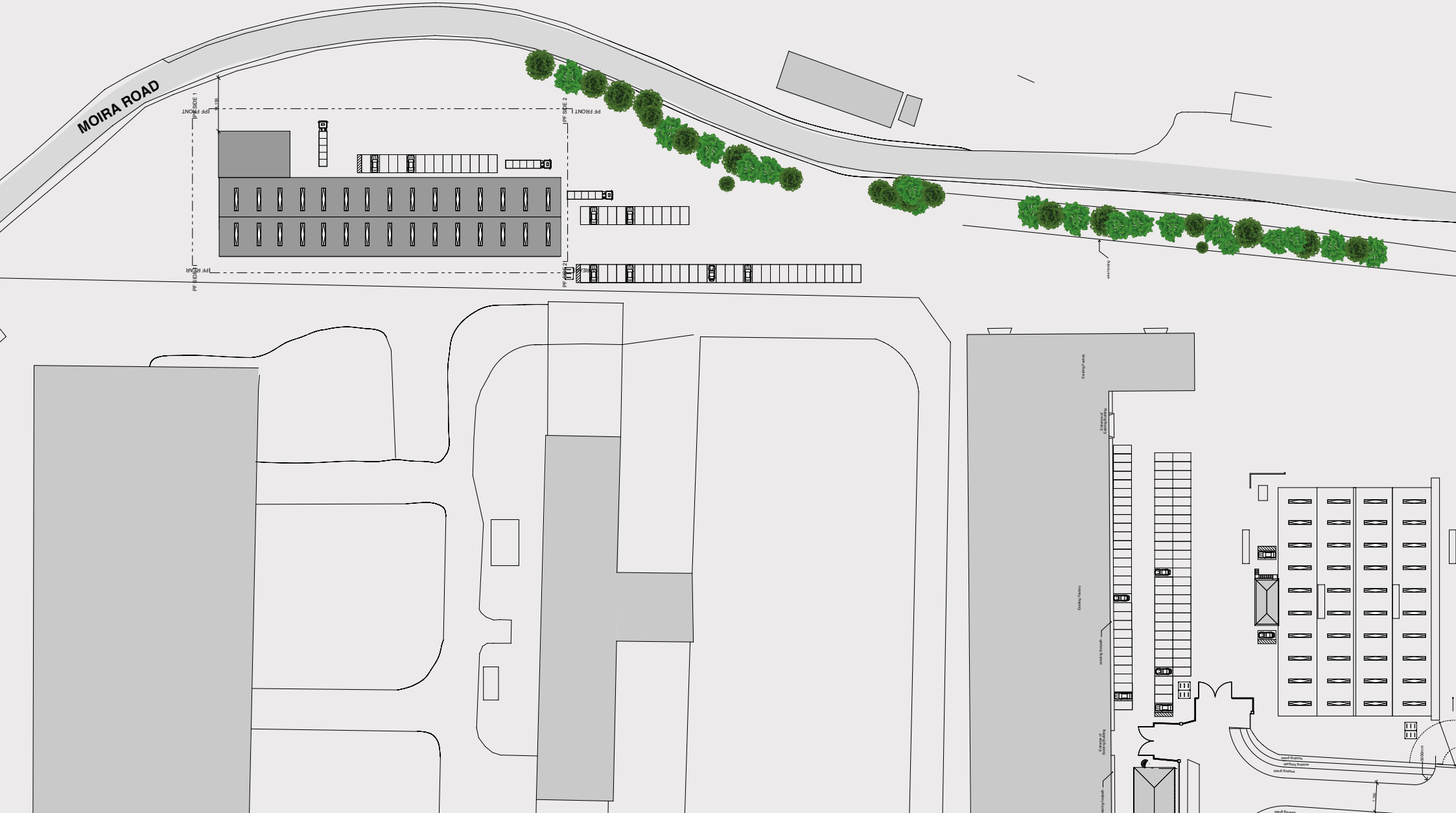
# SCHEDULE OF ACCOMMODATION



**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

Lambert  
Smith  
Hampton

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 £0.50 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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