



Office Suite To Let



Located in the heart of Lisburn City Centre



Eclectic mix of shopping, coffee shops and restaurants with on site car parking



Anchored with Lisburn's newest 52 bedroom hotel



210 underground car parking spaces

Get more information

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Location

Ideally located, Lisburn is one of 4 cities in Northern Ireland and the 3rd largest city in the province.

The Lisburn urban area has an estimated resident population of approx. 121,990 persons (NISRA 2013). Lisburn has excellent road connections, located at Junction 6 of the M1 motorway, 8 miles west of Belfast. The city also connects directly to the A1, which gives ease of access to Newry and Dublin.

Lisburn also benefits from good rail links, being situated on the Belfast to Dublin rail line. Belfast International Airport is located some 16 miles to the north.



Description

The first floor office suite has been finished to a high standard and is effectively ready for immediate occupation. Finishes include carpet flooring, plastered / painted walls and air-conditioning. Furniture may be included subject to separate negotiation.

The office suite benefits from both lift and stair access and enjoys access to a communal kitchen area and WC's provisions.

Accommodation

The premises comprise first floor accommodation of the following approximate areas:-

Suite	Sq. Ft	Sq. M
3	2,027	188

Lease Details

Term: Negotiable, subject to periodic rent reviews

Rent: £14 psf

Repairs: Effectively full repairing and insuring basis by way of a service charge

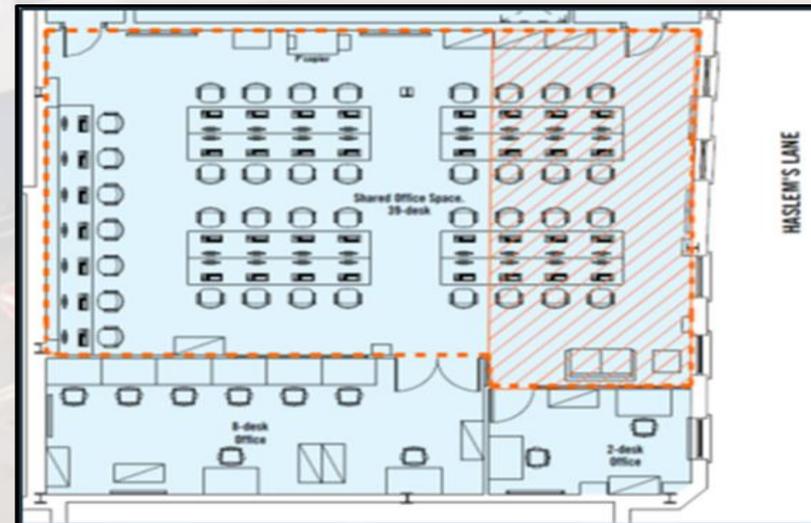
Service Charge: A service charge will be levied to cover external repairs and maintenance to common areas etc. Currently estimated to be approx. £2,500 pax.

VAT

All prices and rentals quoted are exclusive of, and will be subject to VAT.

NAV

Nav £19,500
Rate £ 2022/2023 £0.513873
Rates payable approx. £10,021





To find out more please contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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