

Unit 4, 24 Altona Road, Lisburn, BT27 5QB

To Let

Warehouse accommodation extending to approximately 8,604 sq ft



Lambert
Smith
Hampton

Location

The city of Lisburn benefits from excellent levels of accessibility given its location on two junctions (6 and 7) of the M1 Motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located approximately 1 mile south east of Lisburn City Centre within an established industrial location adjacent to the M1 Motorway, known as Blaris Industrial Estate. The property is situated on Altona Road, and neighbouring occupiers in the estate are Diversey, The Alexander Group, Texam Limited and Ecoat.

Description

- Approximately 8,604 sq ft;
- Eaves Height of 4m;
- Electric Roller Shutter Door of 4.8m;
- 3 Phase Power Supply;
- Translucent roof panels;
- Steel Portal Frame Construction;
- Large Communal Yard Area;
- Highly Accessible Location;
- Halogen Spot Lighting;
- Office Accommodation of 1,707 sq ft;
- Mezzanine Floor of 1,620 sq ft ;
- Security Alarm;
- WC Facilities;
- Kitchen Facilities.

Schedule of Accommodation

	Sq Ft	Sq M
Warehouse:	5,277	490.24
Mezzanine:	1,620	150.50
Offices:	1,707	158.58
Total Area	8,604	799.32

Lease Details

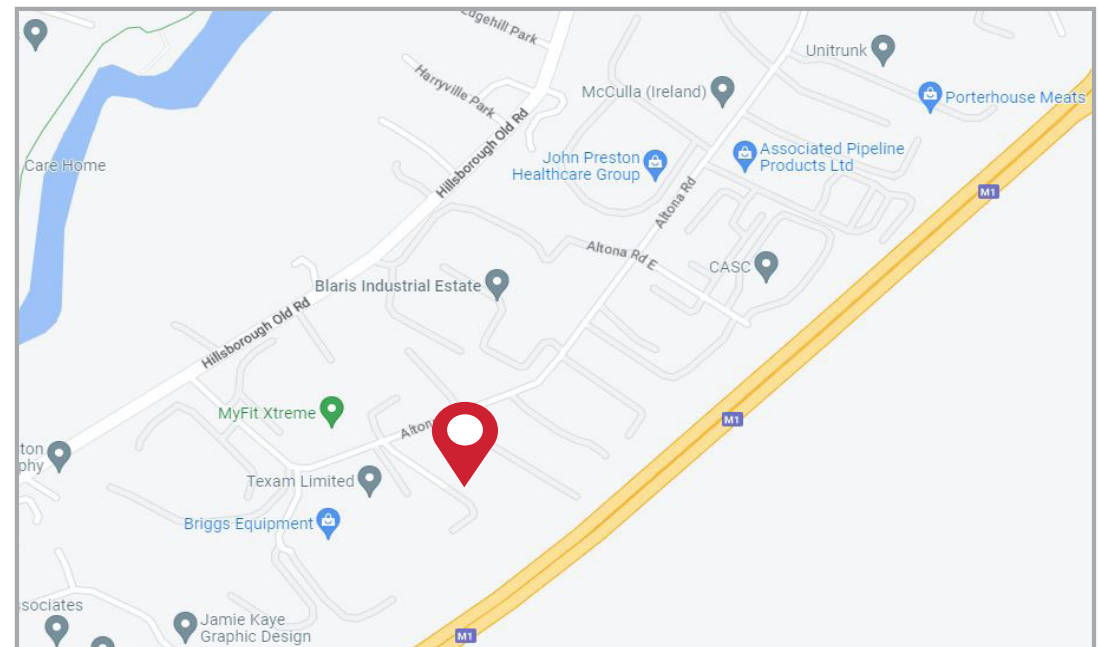
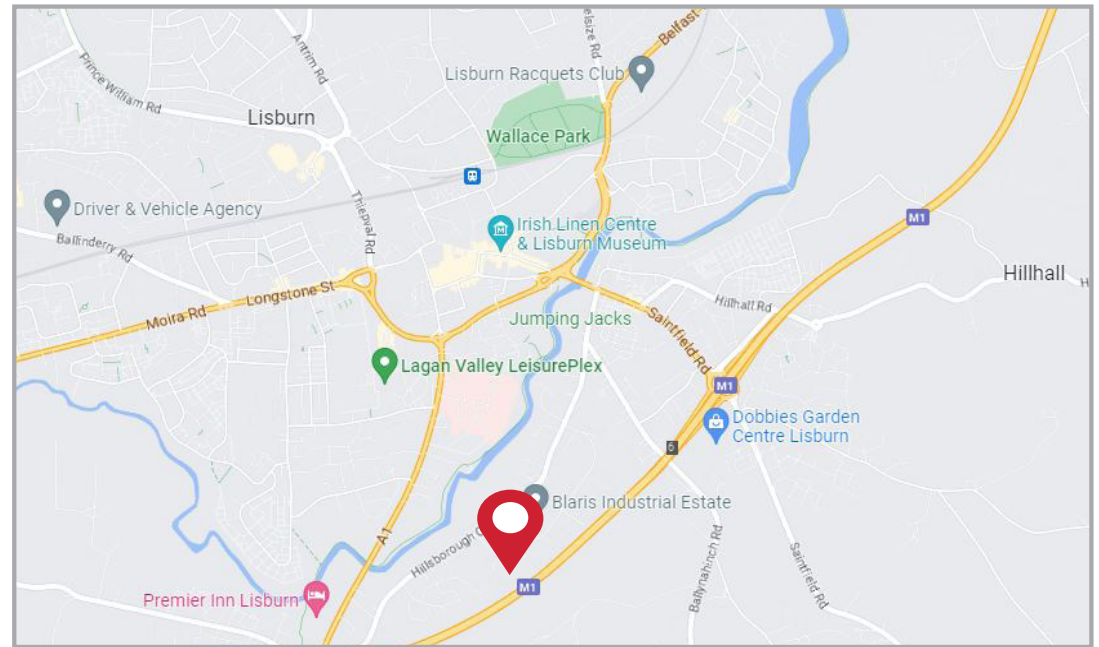
Term - By negotiation

Rent - £49,500 + VAT per annum

Rent Review - 5 yearly

Repairs - The Tenant is to be responsible for external and internal repairs

Insurance - The Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only



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Rates

We are advised by Land & Property Services of the following:

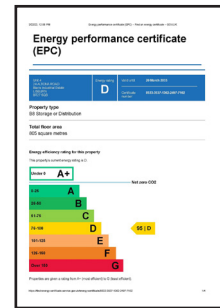
Net Annual Value (NAV): £20,600

Rate in £ for 2022/23: £0.513873

Rates payable : £10,586 per annum

Energy Performance Certificate

The property benefits from an EPC rating of D95 and the Energy Performance Certificate is available upon request.



Value Added Tax

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

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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