

20 Lisnabilla Road, Moira, BT67 0JW

To Let

Warehouse/Business accommodation extending to approximately 31,735 sq ft

Current planning for leisure use. Suitable for a variety of uses subject to planning permission.



Lambert  
Smith  
Hampton

## Location

The Lisnabilla Road benefits from excellent levels of accessibility given its location just off Junction 9 of the M1 Motorway and the A26 carriageway. The property is strategically located offering ease of access North and South. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne and Belfast. The subject property is located approximately 1 mile north of Moira.

## Description

- Approximately 31,735 sq ft;
- Eaves height of 4.5m;
- 2no. Electric roller shutter doors;
- Single phase power supply;
- Translucent roof panels;
- Steel portal frame construction;
- Communal yard area;
- Highly accessible location;
- LED spot lighting;
- Reception accommodation of 2,236 sq ft;
- First Floor accommodation of 1,571 sq ft;
- Security alarm;
- WC facilities;
- Suitable for a variety of uses subject to planning permission.

The landlord will consider all options in relation to use, subject to planning permission including the retention of the current business. The landlord will also consider the installation of warehouse flooring. Further information available from the agent upon request.

## Schedule of Accommodation

	Sq Ft	Sq M
Warehouse:	27,928	2,594.6
Ground Floor Reception	2,236	207.7
First Floor Lobby	1,571	145.9
Total Area	31,735	2,948.2

## Lease Details

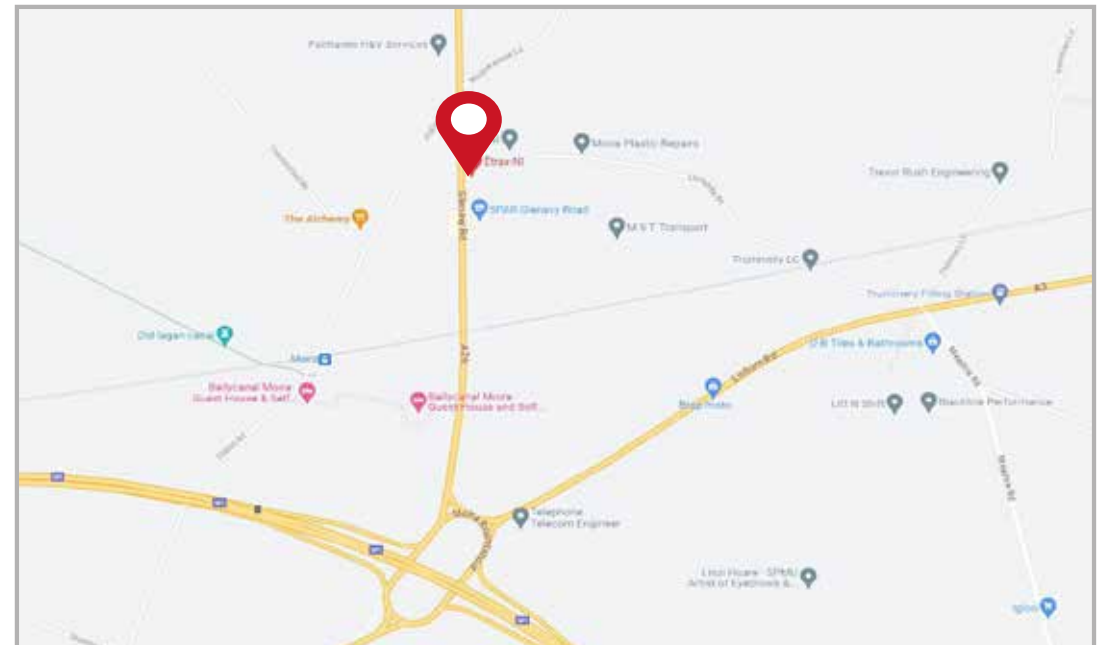
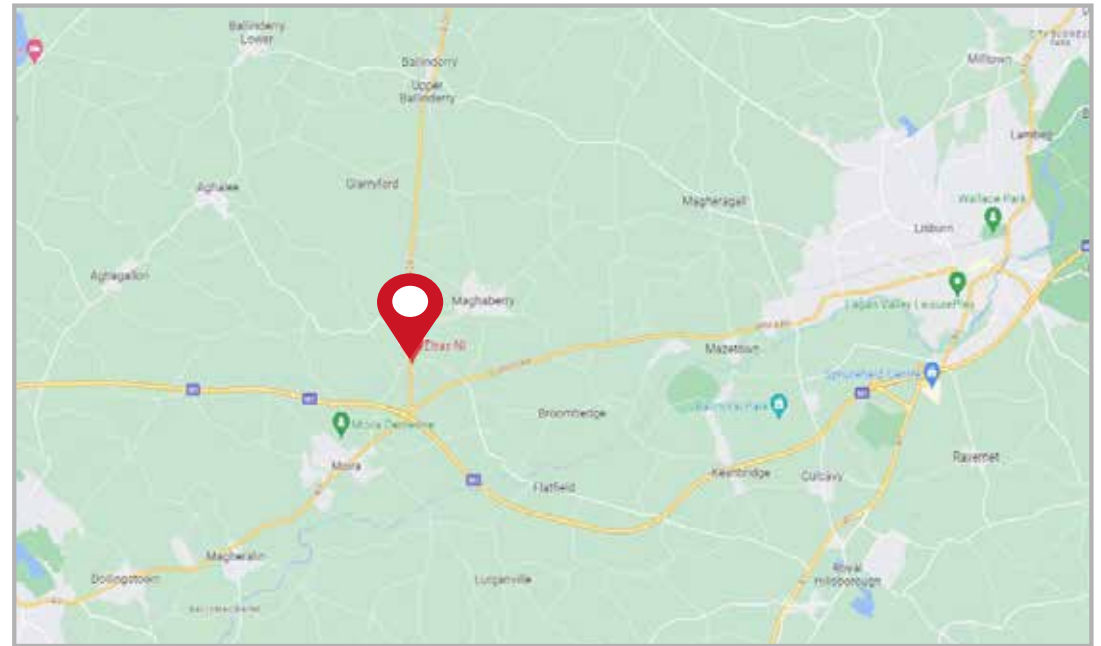
Term - By negotiation.

Rent - On application.

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): £46,900

Rate in £ for 2023/24: £0.5636

Rates payable : £26,432.84 per annum

## Energy Performance Certificate

The property benefits from an EPC rating of TBC 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**

Kyle Abernethy  
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