



To Let

Fully Fitted Office Space - Range of Suites on Flexible Terms

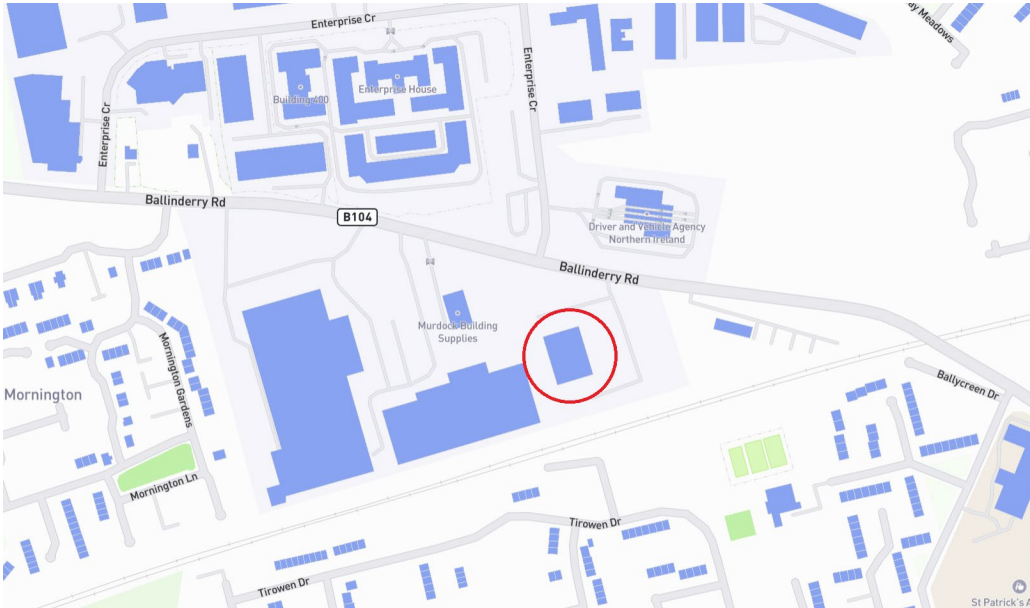
15 Ballinderry Road, Lisburn, BT28 2SA

**AVISON
YOUNG**

Location

Located approximately 1 mile west of Lisburn City Centre and 10 miles south of Belfast city centre, the subject occupies a prominent site on the busy Ballinderry Road. The area is a thriving business part of the city with a number of national and local occupiers in both Knockmore Industrial Estate and Enterprise Crescent.

The location benefits from excellent road networks links with Junction 8 of the M1 motorway, approximately 2 miles distant. Public transport is available from Lisburn Bus Centre to the subject whilst the site benefits from high levels of communal parking.



Description

The subject comprises a recently fully refurbished office building situated on a prominent location on the Ballinderry Road. Internally the ground floor space provides a range of suites which are easily adaptable to fit a variety of size requirements from c. 200 sq ft (1-2 persons) up to 3,297 sq ft (25-30 persons).

Following refurbishment the internal fitout includes carpeted floors, painted plaster walls, suspended ceiling with incorporated AC units & LED lighting, and raised access floors.

Externally the building benefits from ample communal parking. The neighbouring units (within same development) include a café and gym.

Accommodation

The subject property provides the following approximate net internal areas:

| Description | Sq. M | Sq. Ft |
|-------------------|--------------|--------------|
| Suite 1 | 107.8 | 1,160 |
| Suite 2 | 109.2 | 1,175 |
| Office 1 | 21.62 | 233 |
| Office 2 | 46.06 | 496 |
| Office 3 | 21.62 | 233 |
| Kitchen & Canteen | 58.99 | 635 |
| Total | 365.3 | 3,932 |

Lease Terms

Term: By Negotiation
 Rent: On Application
 Insurance: Tenant to reimburse the Landlord in respect of a fair proportion of the insurance premium.

NAV

A fair proportion of the rates payable will be levied to each suite.

VAT

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

EPC

Score – E 117

| | |
|--|--|
| 15 Ballinderry Road LISBURN BT28 2SA | Energy rating E |
| Valid until 25 October 2028 | Certificate number 9634-3000-0382-0390-6021 |
| Property type | B1 Offices and Workshop/businesses |
| Total floor area | 3451 square metres |

Energy efficiency rating for this property





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To find out more, please contact:

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