

# Lissue Industrial Estate, 1 Lissue Walk, Lisburn, BT28 2LU

## To Let

Industrial warehouse accommodation of approx. 16,824 sq ft (1,562.9 sq m) benefitting from 6.9m eaves and 2no. 5 ton cranes





## 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 off the highly successful Lissue Industrial Estate, on the Moira Road just outside Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 motorway. The Moira Road is a major arterial route into Lisburn from the M1/Sprucefield motorway intersection.

Occupiers within the vicinity include McMonagle Stone, Datum, Decora Blinds, Coca Cola, Warmflow, Tata Steel, Edina Generators and Micon Distribution.

## Description

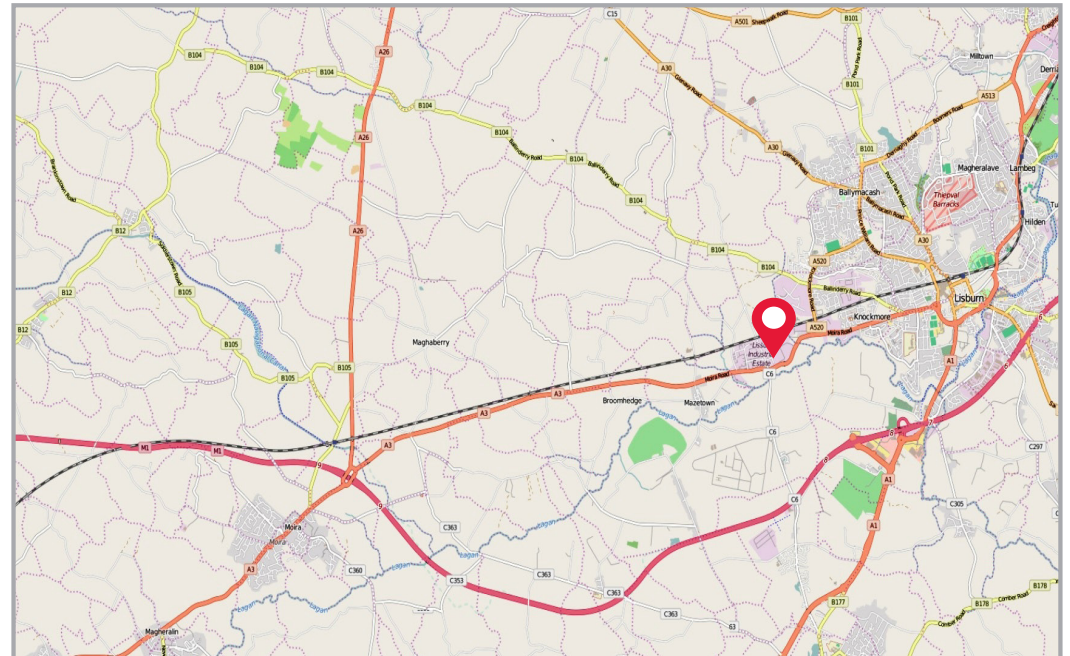
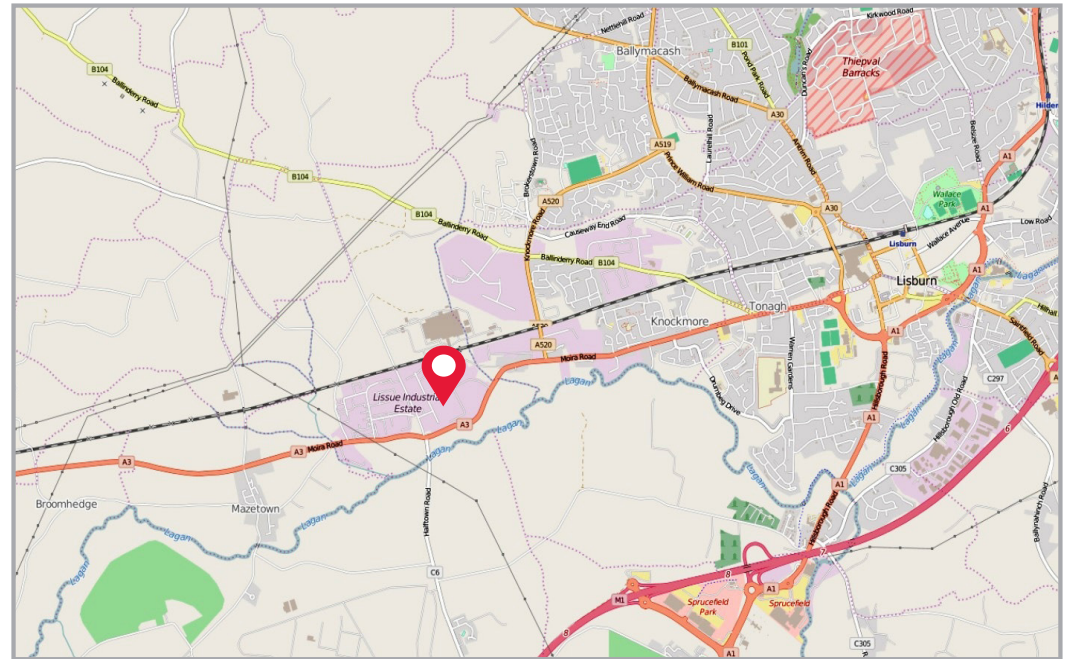
The subject property occupies a position within Lissue Industrial Estate and benefits from the following specification:

- Shared site;
- 24 hr monitored CCTV;
- Trip security beams;
- Profile cladding to walls and roof;
- Steel portal frame;
- 20% roof lights;
- 2 no. electric 5m roller shutter doors;
- 3 phase power supply
- 6.9m eaves;
- 2no. 5 ton Cranes;
- Concrete warehouse flooring;
- Glazing on elevations;
- Halogen spot lighting
- Kitchen and W/C facilities.

## Schedule of Accommodation

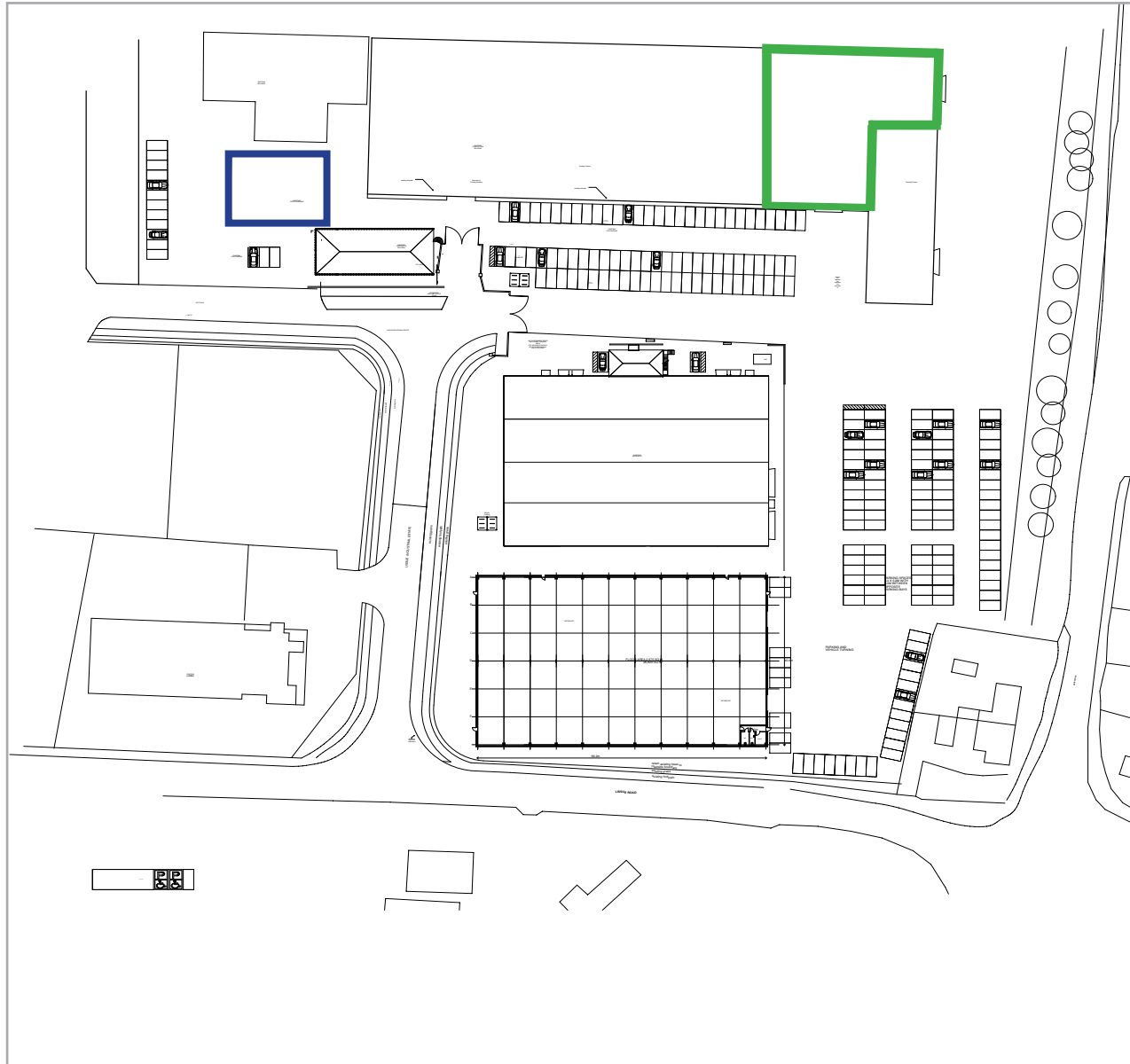
Unit	Sq Ft	Sq M
Warehouse 1	14,481	1,345.3
Warehouse 2	2,493	231.6
<b>Total</b>	<b>16,824</b>	<b>1,562.9</b>

There is also office accommodation available on site. Further information available upon request from the agent.



For Indicative Purposes Only

# Site Plan



Available Warehouse - 16,824 sq ft\*

Available Office - 6,000 sq ft

\*Please note existing warehouse includes dedicated toilet and kitchen area



# Images



## Lease Details

Term -	By negotiation.
Rent -	On application.
Rent Review -	5 yearly.
Repairs -	Full repairing and insuring basis.
Service Charge -	Service Charge for the year 23/24 is currently esitimated at £0.50psf and covers general maintenance and estate management.
Insurance -	The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

## Energy Performance Certificate

The property benefits from an EPC rating of C60. For further details, please contact the agent.

## Rates

The property is currently being reassessed for rates purposes. For further information, please contact the agent.

## Value Added Tax

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

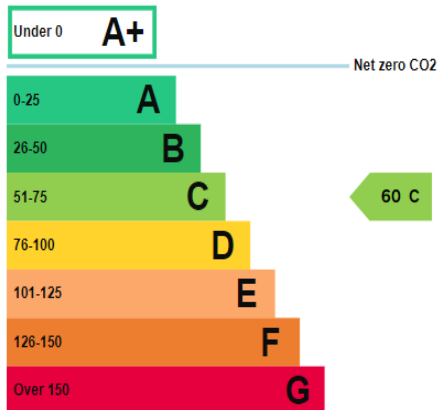
## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
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