

For Sale

Development Site for Light Industrial / Warehouse Units
with Full Planning Permission
Moira Road, Lisburn



For Sale Development Site, Moira Road, Lisburn



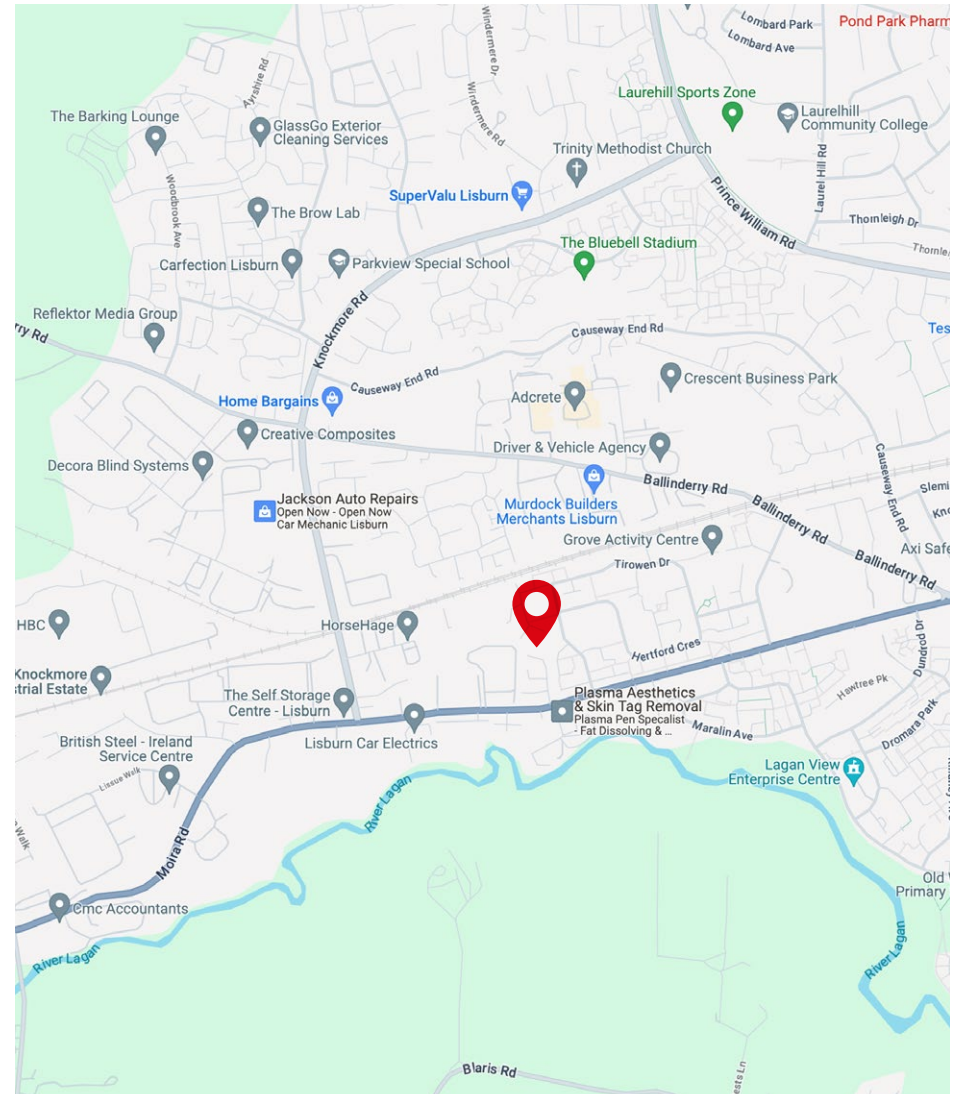
Property Highlights

- Full Planning Permission for 11,814 sq ft arranged across 6 no. units
- Access road and services will be provided to site
- Adjacent to new residential development
- Site area of 1.5 acres
- Offers over £475,000 exclusive

Location

The site is located on the northern side of Moira Road, close to the junction with Knockmore Road approximately 1 mile from the city centre. The area is characterised by a range of commercial and residential uses.

The site is situated directly behind Knockmore Business Centre and will share access with the new residential development.



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Description

The site forms part of a new residential development which will be accessed off Moira Road. The site is situated on the eastern side of the site. The site is flat and will comprise a cleared, serviced site with access road.

Accommodation

Full planning permission is in place for 6 no. industrial units comprising 183 sqm (1,969 sq ft) each.

The site comprises approx. 0.60 hectares (1.5 acre).

Planning

LA05/2022/0830/F - Demolition of existing buildings/structures and erection of mixed use development comprising mixed tenure residential development (38 no. dwelling houses, 53no. apartments - 91 no. units in total), 6 no. Class B2 industrial/employment units (total 1,098 sq. metres) with service yard; 3 no. flexible work spaces/ Wi-Fi hubs (total 300 sq. metres); 2 no. take away coffee pod units; private, communal and public space, landscaping, cycle and car parking, ramped access and stairs, NIE substations, associated site works and infrastructure and access arrangements from Moira Road.

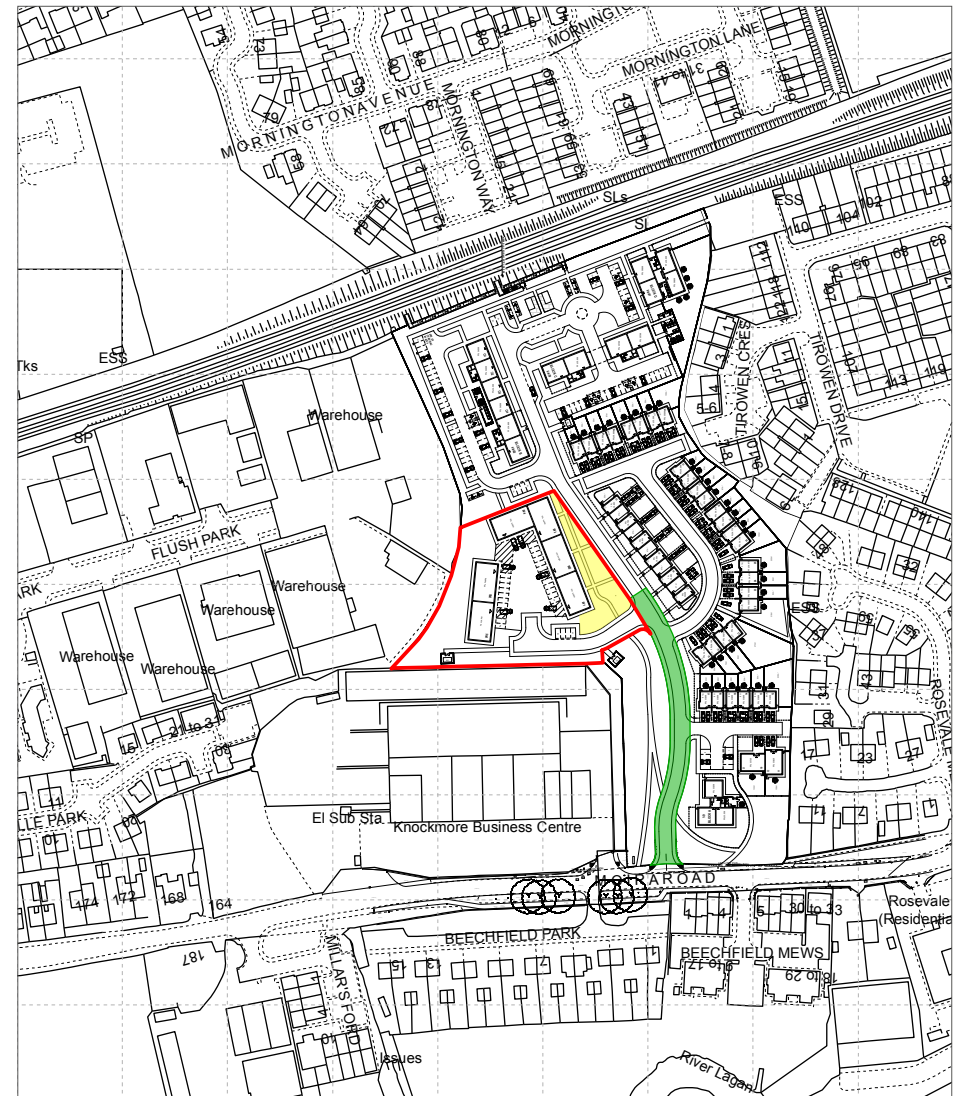
NOTE – As a condition of planning the development of the units must be completed by construction of the 47th residential unit which is June 2025.

Price

Offers in excess of £475,000 exclusive.

VAT

All prices are quoted exclusive of VAT, which may be payable.



Not To Scale. For indicative purposes only.

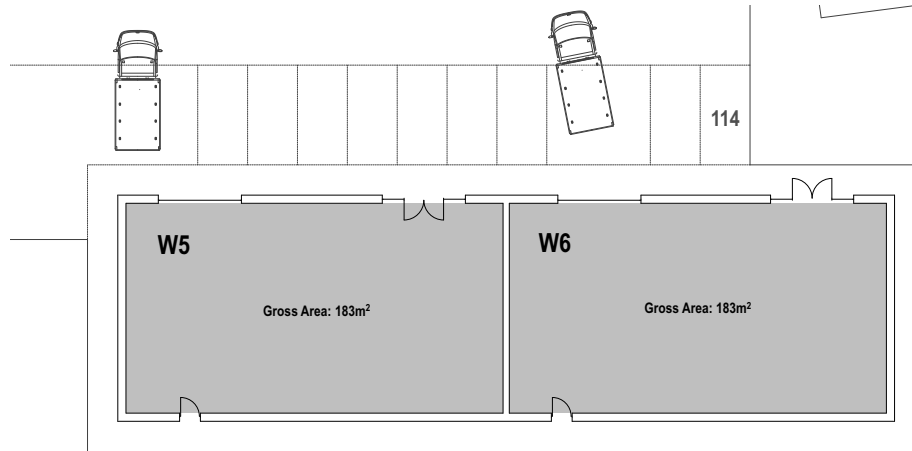
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Units W1, W2, W3 & W4

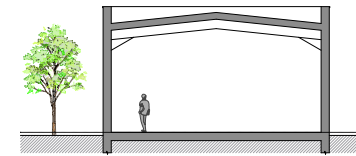
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Units W5 & W6 - Floor Plan

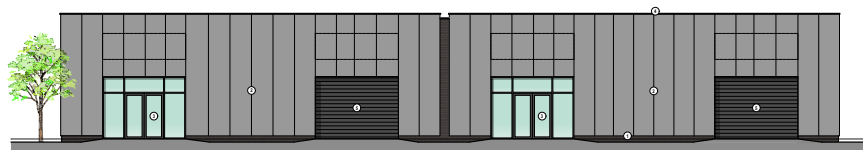
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Type W - Typical Section

Scale 1:100

- ELEVATION FINISHES KEY**
- ① DARK GREY BRICK TO PLINTH AND EXTERNAL WALLS IN AREA SHOWN
 - ② VERTICAL CLADDING PANELS
 - ③ PPC ALUMINIUM WINDOWS AND DOORS
 - ④ PPC ALUMINIUM COPING TO PARAPETS
 - ⑤ ROLLER SHUTTER DOORS
 - ⑥ PPC ALUMINIUM GUTTERS AND DOWNPIPES
 - ⑦ INSULATED ROOFING PANELS
 - ⑧ SIGNAGE ZONE - ALL SIGNAGE TO BE UNDER SEPARATE PLANNING APPLICATION



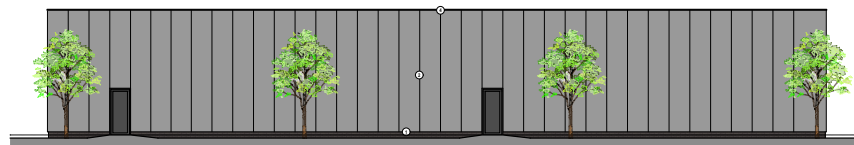
Units W5 & W6 - Rear Elevation

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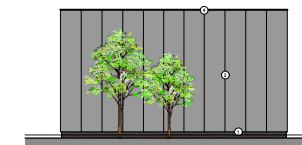
Unit W5 - Side Elevation

Scale 1:100



Units W5 & W6 - Front Elevation

Scale 1:100



Unit W6 - Side Elevation

Scale 1:100

Units W5 & W6

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