

# House of Vic-Ryn, 1 Rathdown Road, Lissue Industrial Estate, Lisburn, BT28 2RB

To Let

Office Suite available totalling approximately 749 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 off the highly successful Lissie 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/Moira motorway intersection. Occupiers within the vicinity include Coca Cola, Warmflow, Tata Steel, Edina Generators and Micon Distribution.

## Description

The space available comprises a self-contained office suite. It is finished to a modern specification to include carpeted flooring, painted and plastered walls, LED lighting and air conditioning. It comprises a large open plan office with two meeting rooms/breakout space. There are shared WC facilities within the mall area and the premises benefits from ample shared car parking. Each suite is situated and accessed off a common mall area with neighbouring occupiers to include The Clinic, Beggs and Partners and Café Vic-Ryn.

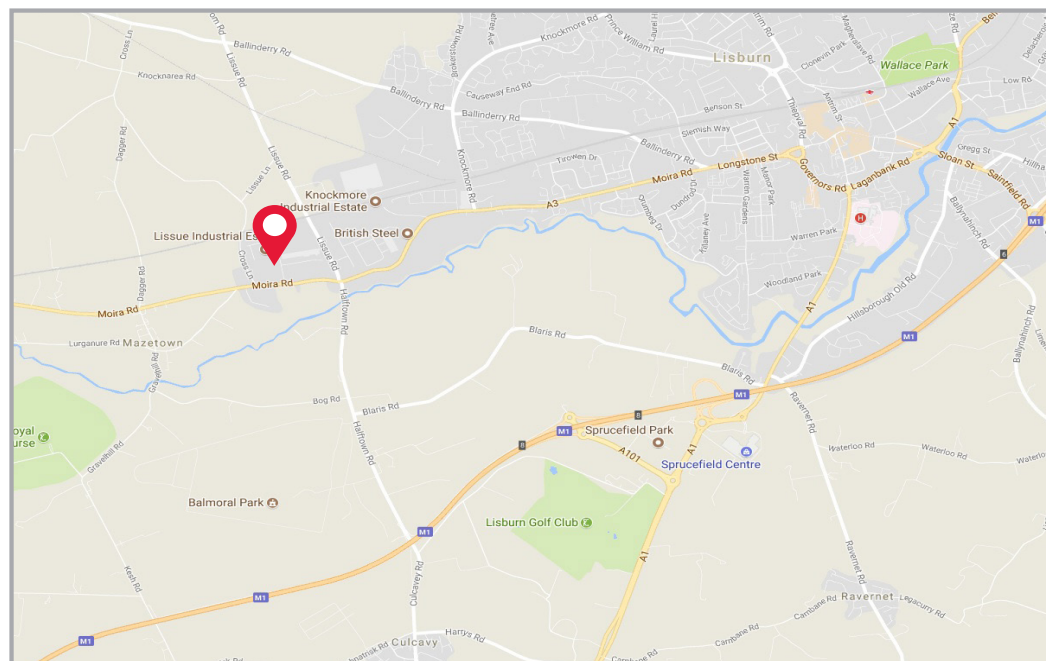
The premises benefits from a large conference room which is available on a booking basis. For further information in relation to this please contact the agent.

## Schedule of Accommodation

Unit	Sq Ft	Sq M
Unit 2.22	749	69.61
Total	749	69.61

## Lease Details

Term -	By negotiation.
Rent -	£10,500 per annum exclusive.
Repairs -	The tenant will pay a fair proportion of repairs to be included within the quoted rents.
Insurance -	The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.



For Indicative Purposes Only





## Rates

We have been advised by Land and Property Services of the following:

Net Annual Value 23/24: £7,900

Rate Pounding 23/24: £0.5261

Rates Payable (if applicable): £4,156.19 pa

## Energy Performance Certificate

TBC

## 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**

Kyle Abernethy  
07429 777911  
kabernethy@lsh.ie

James Mahaffy  
07824 850338  
jmahaffy@lsh.ie

Lambert Smith Hampton  
The Kelvin  
17-25 College Square East  
Belfast  
BT1 6DH

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2024

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.