

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.

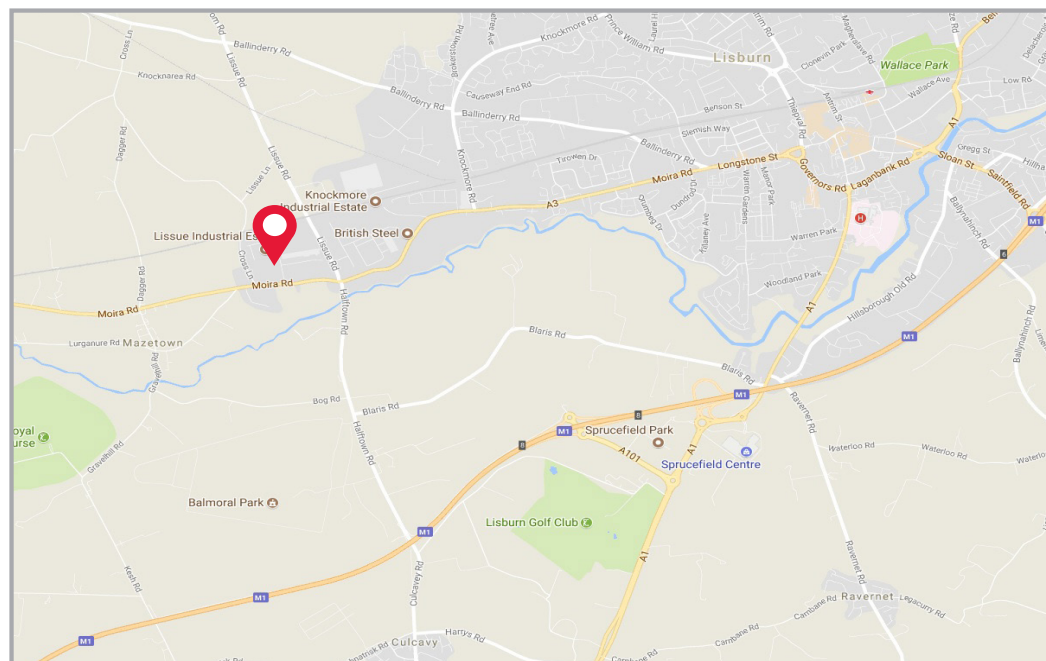
The premises benefits from a large conference room which is available on a booking basis. For further information in relation to this please contact the agent.

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

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