



To Let Cold Store/Storage Unit
Unit D, Knockmore Industrial Estate,
Moira Road, Lisburn BT28 2EJ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

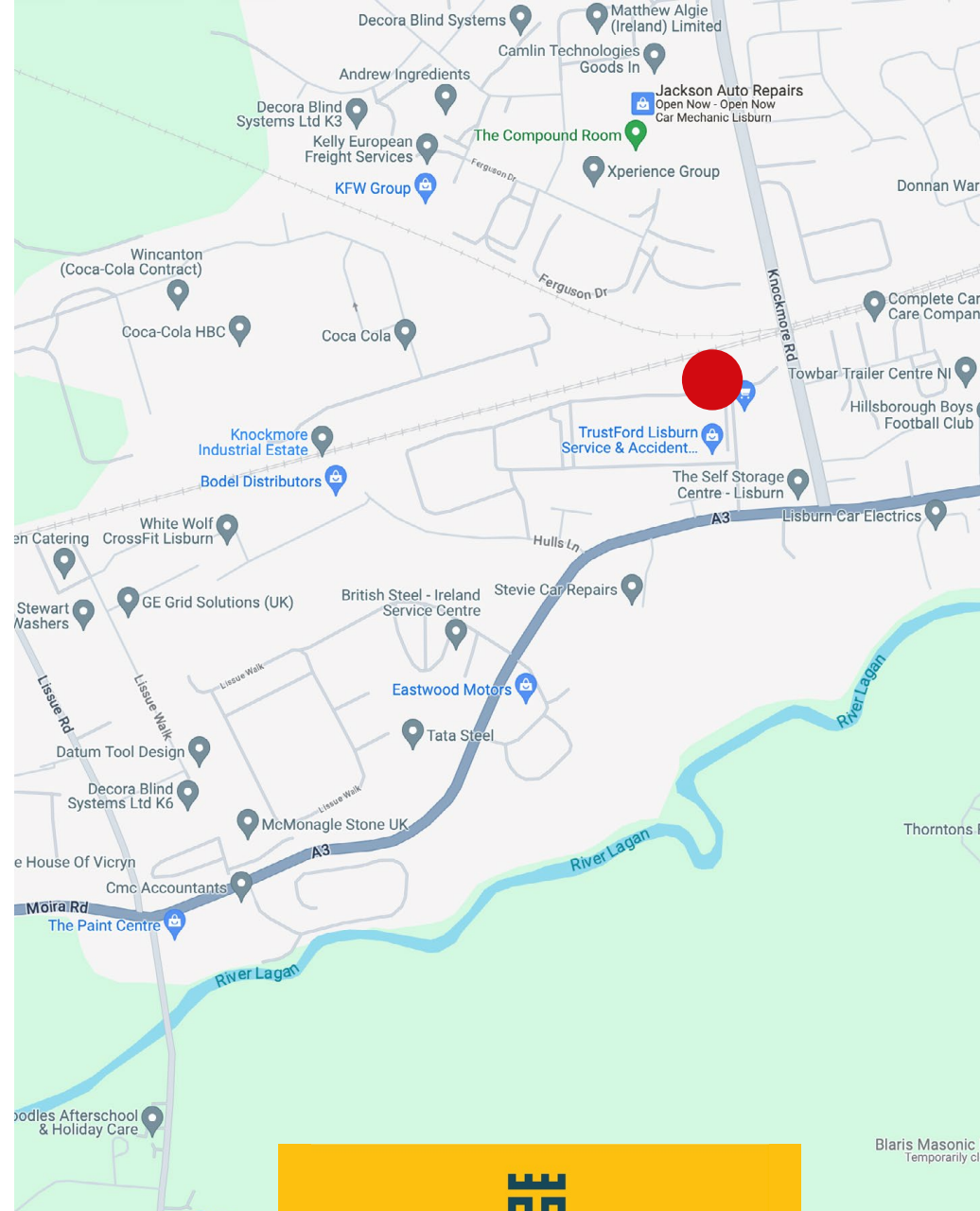
- High specification cold store of 280 sq m (3,020 sq ft).
- Highly accessible location within the popular Knockmore Industrial Estate, Lisburn.
- Immediate availability to include freestanding racking, if required.

LOCATION

- The property is located within Knockmore Industrial Estate, which is located at the junction of the A3 Moira Road and the Knockmore Road.
- The Estate has excellent accessibility approximately 1.5 miles from the City Centre and 2.5 miles from the M1 Motorway, either via Junction 7 at Sprucefield or Junction 6 at Saintfield Road.
- Lisburn is located around 8 miles south-east of Belfast on the River Lagan, with a population of approximately 45,410 (Census 2011) and occupies a strategic location on the main transport corridor between the islands Capital cities, Dublin and Belfast. Due to its excellent transport links, the city is considered a prime location for the industrial sector.

DESCRIPTION

- The subject is a high specification cold store/storage unit of approximately 280 sq m (3,020 sq ft).
- Finished to a high specification to include steel portal frame with metal sheet envelope, smooth concrete floors, internal panelled walls and ceilings with LED lighting and freezer units.
- The unit currently encompasses freestanding racking which can be included with the lease, as required.
- Access is via roller shutter door of 2.1 m width, with further pedestrian door to front.
- Communal yard to the rear and side of the unit.



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ACCOMMODATION

Description	Sq M	Sq Ft
Cold Store/Storage Unit	280	3,020

LEASE DETAILS

Term:	Negotiable.
Rent:	On application.
Repairs & Insurance:	Tenant will be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the external repairs and any other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

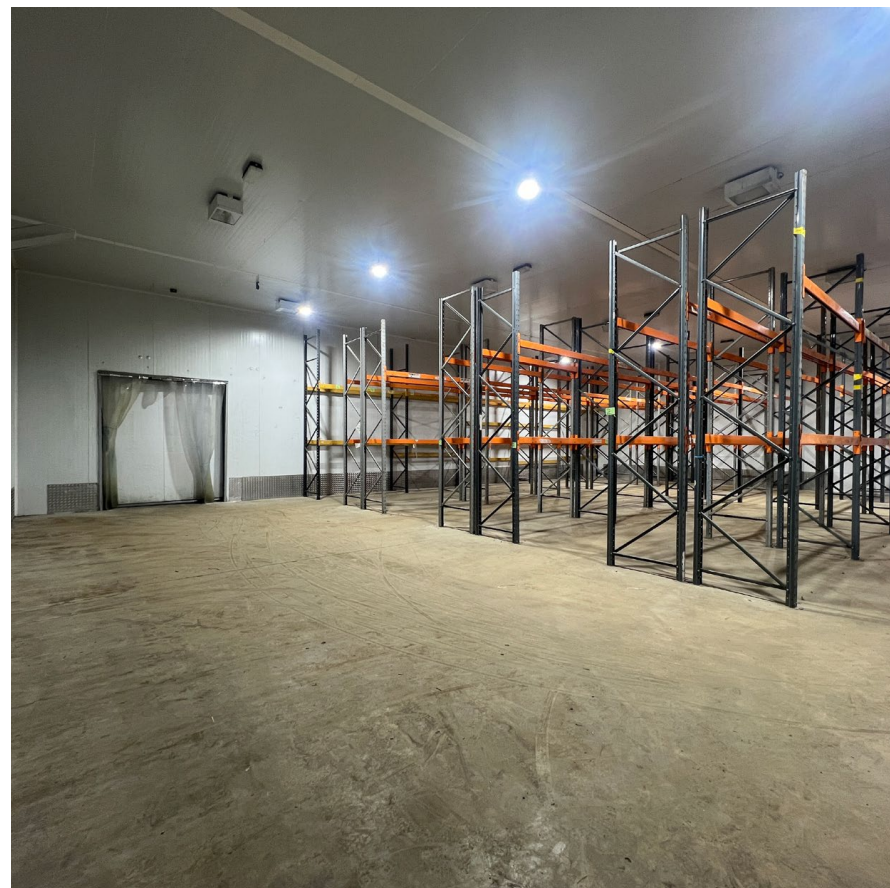
NAV: To be re-assessed

Rate in £ 2023/24 = 0.526146

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for VAT and therefore VAT will be charged on all rentals and any other outgoings.



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EPC

Energy performance certificate (EPC)	
Land Use: COMMERCIAL, INDUSTRIAL, STORAGE, OFFICE, RETAIL, PUBLIC BUILDING, LEISURE, RESIDENTIAL	Energy rating: D
Property type: D2 to D7 General Industrial and Special Industrial Buildings	Issue date: 4 July 2017
Total floor area: 1,370 square metres	Current energy rating: 113 kWh/m ² /year
Energy rating and score	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
This property's energy rating is D.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built:	A+
Typical of the existing stock:	H, D

CONTACT

For further information or to arrange a viewing contact:

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Layout Plan - Not to Scale



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