



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



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

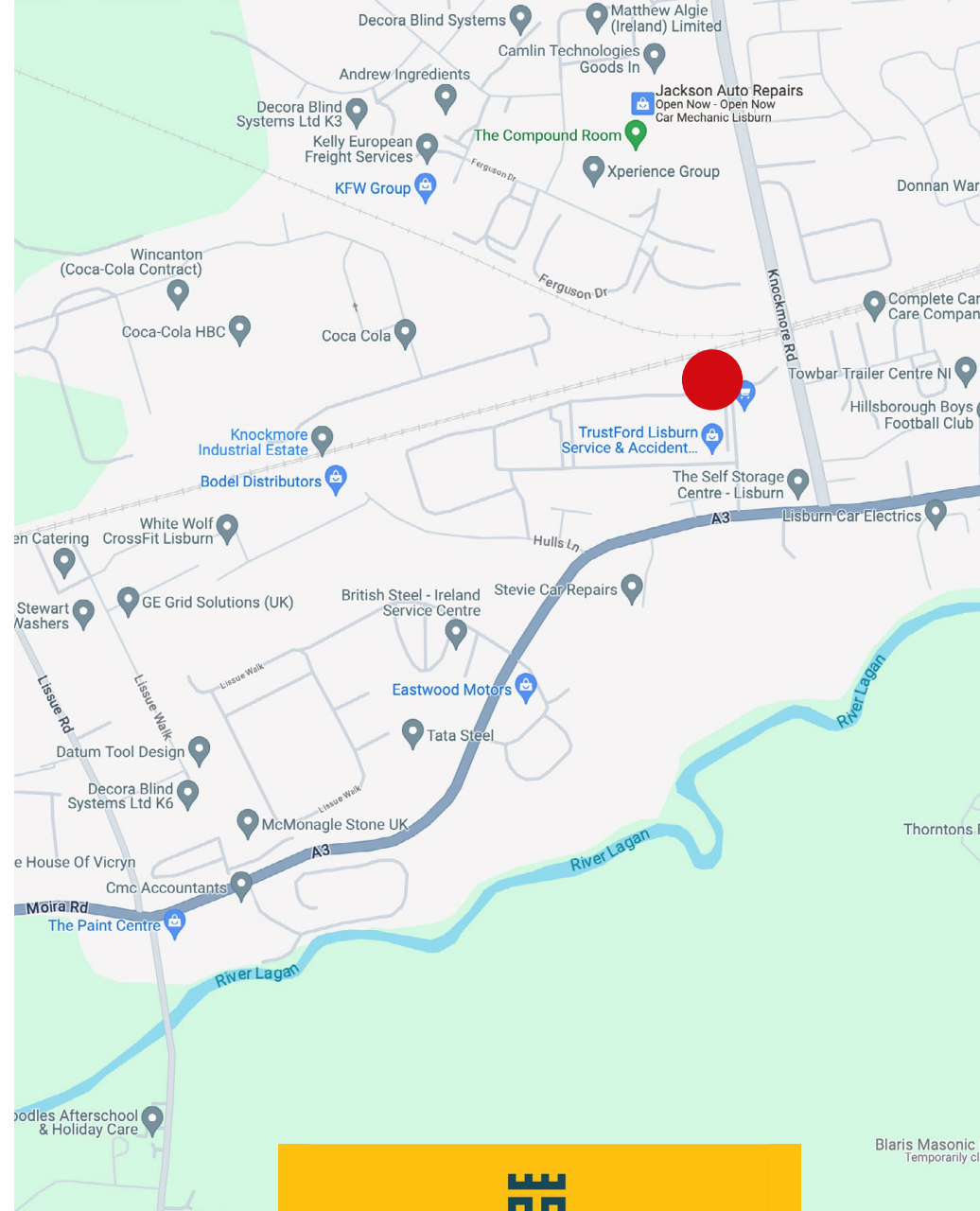
- High specification cold store of 280 sq m (3,020 sq ft).
- Highly accessible location within the popular Knockmore Industrial Estate, Lisburn.
- Immediate availability to include freestanding racking, if required.

## 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:	£25,000 per annum, exclusive.
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:-

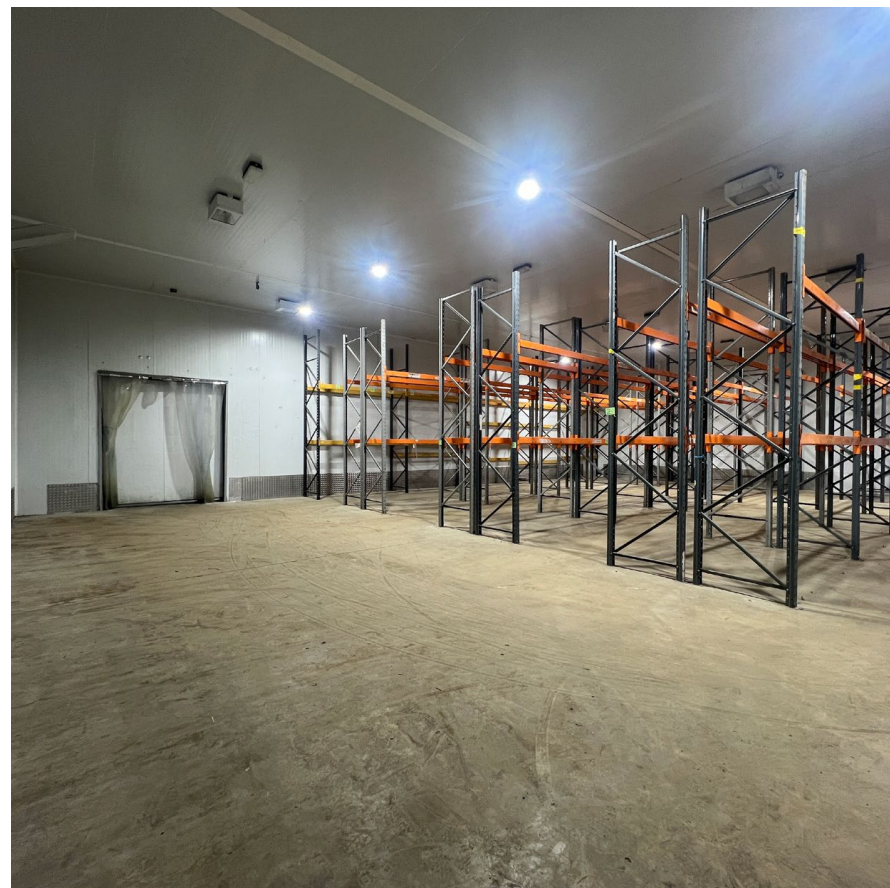
NAV: To be re-assessed

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	Rating: <b>D</b>
Property type: <b>D2 to D7 General Industrial and Special Industrial Buildings</b>	Issue date: 4 July 2017
Total floor area: 1,370 square metres	Current energy rating: 213 kWh/m <sup>2</sup> /year
<b>Energy rating and score</b>	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 <b>D</b> .	
<b>How this property compares to others</b>	
Properties similar to this one could have ratings:	
If newly built: <b>A- to B</b>	
Typical of the existing stock: <b>M to D</b>	

## CONTACT

For further information or to arrange a viewing contact:

**Brian Wilkinson**  
bw@mckibbin.co.uk

**Ben Escott**  
be@mckibbin.co.uk

**McKibbin Commercial Property Consultants**  
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG  
02890 500 100  
property@mckibbin.co.uk  
www.mckibbin.co.uk

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Layout Plan - Not to Scale



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