



To Let Warehouse With Yard
10A Moneybroom Road, Lisburn, BT28 2QP



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

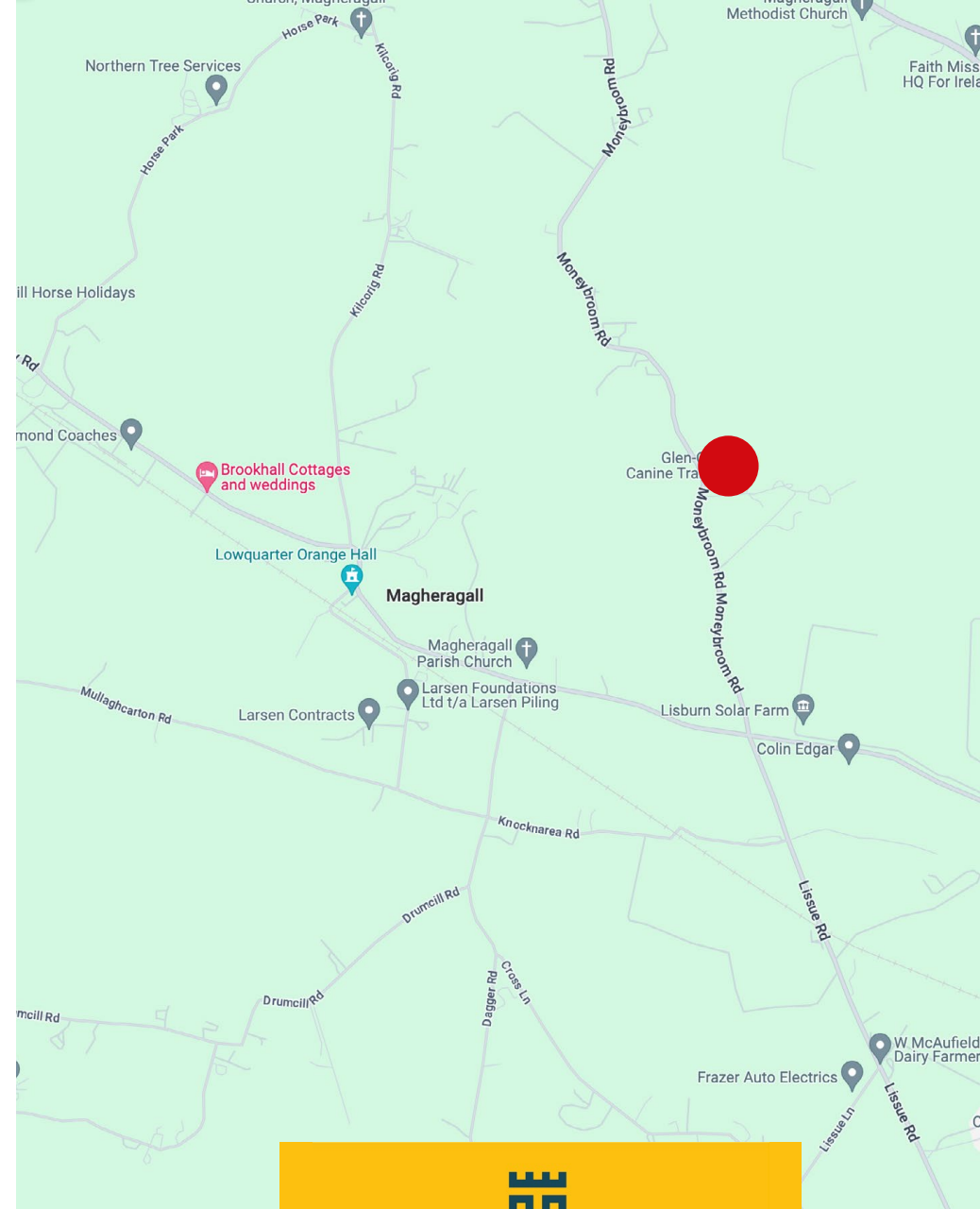
- Well presented warehouse unit with attached offices of c. 495 sq m (5,070 sq ft) on a site of c. 0.7 acres
- Highly accessible location near to the A26 and M1.
- Immediate availability – early viewings advised

LOCATION

- The property is located on Moneybroom Road, which is located off the Ballinderry and Glenavy Road's
- Excellent accessibility approximately 3 miles from the City Centre and 4 miles from the M1 Motorway Junction 6 at Saintfield Road or 6 miles from M1 Motorway Junction 9 at Moira Roundabout.
- 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 well presented warehouse unit of c.471 sq m (5,070 sq ft) with attached own door offices of c.24 sq m (258 sq ft)
- Finished to a high specification to include steel portal frame, concrete floors ceilings with LED lighting. Male and female WC's are located to the rear.
- Access is via front and side shutter doors, with further pedestrian door to two private offices.
- Private yard to front, rear and side of the unit on a site of c. 0.7 acres



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ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	471	5,070
Offices	24	258
Total	495	5,328

LEASE DETAILS

Term: Negotiable.
Rent: €22,500 per annum, exclusive.
Repairs & Insurance: Tenant will be responsible for full repairs and reimbursement of the building insurance premium to the Landlord.

RATES

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

NAV: €12,200

Rate in € 2023/24 = 0.526146

Rates Payable 2023/24 = €6,419

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

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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sl@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

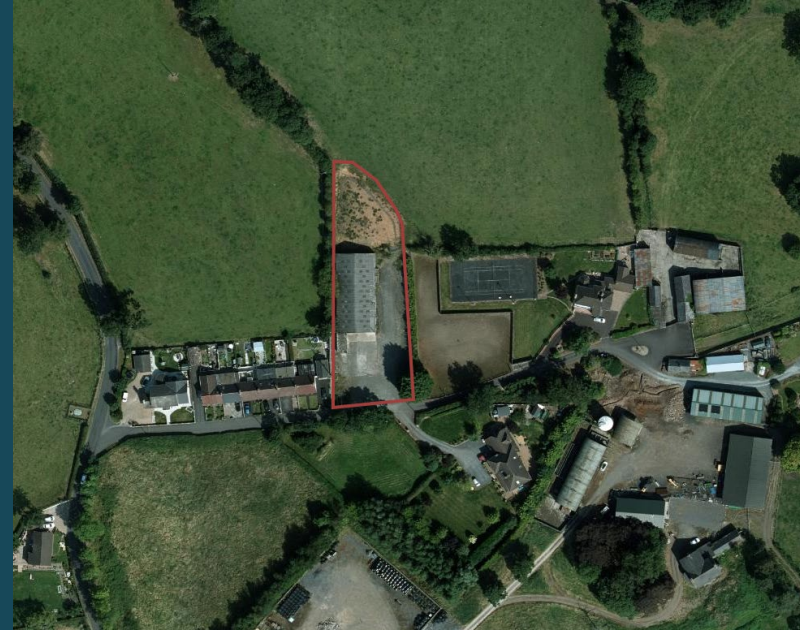
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Layout Plan - Not to Scale



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