



For Sale / To Let – Modern Warehouse / Business Unit Premises

8 Enterprise Crescent, Lisburn, BT28 2BP

Gavin Weir

Principal
+44 (0) 28 9031 6121
++44 (0) 7795 806315
Gavin.weir@avisonyoung.com

James Nelson

Surveyor
+44 (0) 28 9031 6121
+44 (0) 7403 821012
James.t.nelson@avisonyoung.com

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Property Overview



Location

Lisburn is the province's 3rd largest city and benefits from excellent road connections, located at Junction 6 of the M1 motorway, 8 miles west of Belfast. The city also connects directly to the A1, which gives ease of access to Newry and Dublin. Lisburn also benefits from good rail links, being situated on the Belfast to Dublin rail line. Belfast International Airport is located some 16 miles to the north.

More specifically the subject property occupies a prominent corner site on Enterprise Crescent, just off the Ballinderry Road. This is a highly accessible location situated just over 1 mile from Lisburn City Centre and 2.7 miles from the Sprucefield Roundabout giving easy access to both The M1 (North and west bound) and the A1, providing easy access to all of Ireland.

Neighbouring occupiers include Haldane Fisher, Rainey Engineering Solutions, Lisburn Enterprise Centre, Murdock Builders Merchants and Baloo Hire Centre.

Highlights

- 5m eaves height
- Electric Roller Shutter Door
- High Quality Office/Showroom Space
- Feature Double Height Glazed Entrance Lobby
- Ample Staff Parking

Description

The subject comprises a high quality warehouse / business unit premises on Enterprise Crescent, just off the Ballinderry Road.

The building is of steel portal frame construction with part block brick walls and double skinned cladding above. Internally the warehouse has an eaves height ranging from 5m. Warehouse specification includes LED lighting, a screed concrete flooring and an electrically operated roller shutter door. The warehouse benefits from a large 'L' shape Mezzanine which at first floor level has had 2 small offices, a WC and shower room fitted.

Access to the building is provided through a feature double height fully glazed entrance which leads to the office / showroom portion of the building. The ground floor accommodation has been split into smaller offices, meeting rooms and staff facilities including the kitchen and male and female WC's. The upper floor office remains open plan with a small kitchenette acting as a tea and coffee station.

Externally the property benefits from a good amount of parking, accommodating c. 18 cars.

Description	Sq Ft	Sq M
Warehouse	5,192	482.35
Warehouse Mezzanine	2,429	225.66
Ground Floor Office / Entrance	1,630	151.43
First Floor Office	1,317	122.35
Total	10,568	981.79

Property Overview



Rates

NAV: £37,000
Rate £ 24/25: £0.547184
Rates Payable: Approx £20,245.81 p.a.

Lease Terms

Term: New 10 year lease with 5 year break.
Rent: £65,000 per annum exclusive.
Repairs: Full repairing and insuring terms.
Insurance: Tenant to reimburse the Landlord in respect of the insurance premium.

Sales Details

Offers in excess of £700,000 exclusive.

VAT

The property is elected for VAT. All prices and rentals quoted are exclusive of, and will be subject to VAT.

Title

The property is held under a 990 year long leasehold interest subject to a ground rent of £100 per annum (if demanded). Further details can be obtained through the agent

EPC

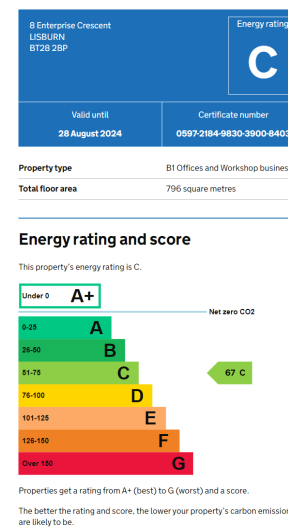


Photo Gallery



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To find out more, please contact:

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