

Unit 5 & 6, Rathdown Road, Knockmore, Lisburn, BT28 2RF

To Let

Warehouse accommodation extending to approximately 9,356 sq ft



Lambert  
Smith  
Hampton

## Location

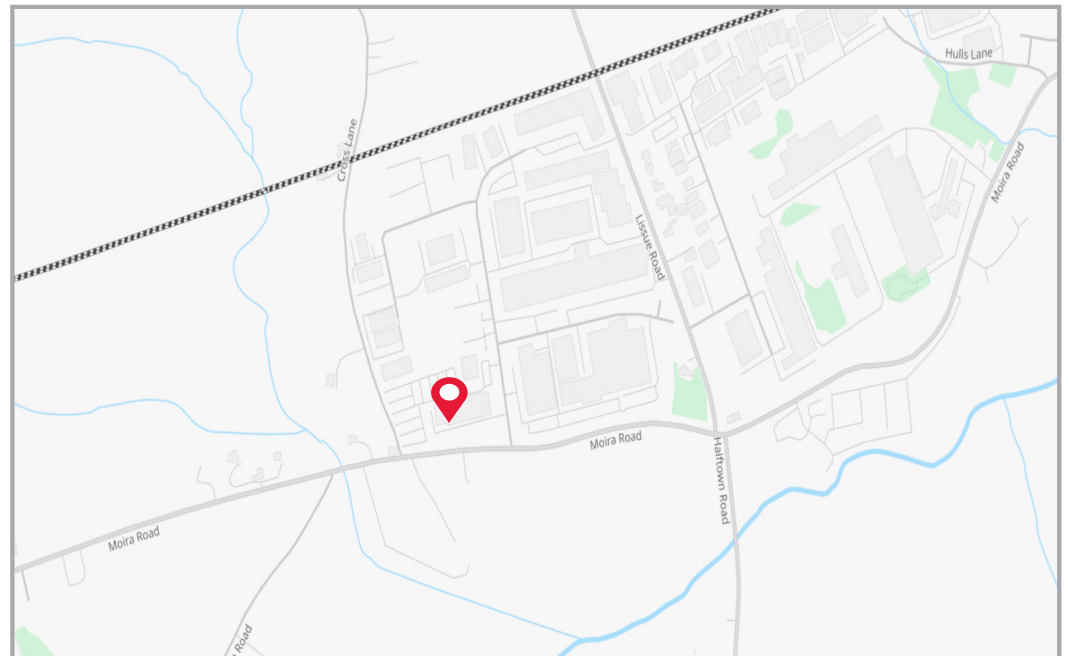
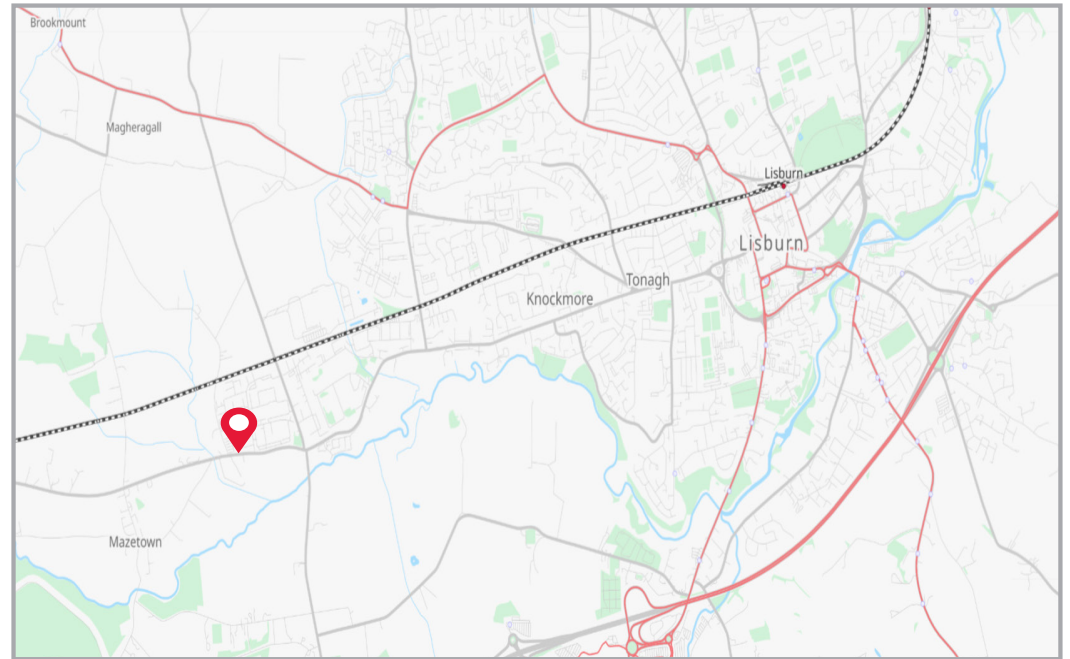
The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 Motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located off the highly successful Lissue 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. Nearby occupiers include Modern Machinery Supplies, Edina UK, SERE Motors and Beggs and Partners.

## Description

- Approximately 9,356 sq ft Across Both Units;
- Eaves Height of 4.96 m;
- Apex height of 6.31 m;
- 2 no. Electric Roller Shutter Doors of 4.58 m;
- 3 Phase Power Supply;
- Translucent Roof Panels;
- Steel Portal Frame Construction;
- LED Spot Lighting;
- Unit 5 Contains Office Accommodation of 1,159 sq ft;
- WC Facilities;
- Oil-fired Central Heating in the Office Accommodation;
- Large Secure Yard Area;
- Excellent Frontage onto the Moira Road.

\*N.B The units are available as a single unit or two individual units.



For Indicative Purposes Only

Unit 5



Unit 6



## Office Accommodation



## Secure Yard



## Schedule of Accommodation

Unit	Sq Ft	Sq M
Unit 5 - Warehouse	4,849	450.52
Unit 6 - Warehouse & Office Accommodation	4,507	418.79
Total	9,356	869.31

## Rates

We have been advised by Land and Property Services of the following:

### Unit 5

Net Annual Value: £18,100.00

Rate Poundage 24/25: £0.547184

Rates Payable: £9,904.03

### Unit 6

Net Annual Value: £16,200.00

Rate Poundage 24/25: £0.547184

Rates Payable: £8,864.38

## Energy Performance Certificate

TBC

## Lease Details

Term - By negotiation.

Rent - On application.

Repairs - Full repairing terms.

Insurance - The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

Service Charge - A service charge will be levied to cover the cost of the upkeep of the common areas.

## Value Added Tax

We are advised that the subject premises is VAT registered and 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**

Tom Donnan  
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