

Units 23 & 24 Crescent Business Park, Lisburn, BT28 2GN

For Sale / To Let

High Specification Business / Office Units

Available from 3,187 sq ft - 6,769 sq ft, capable of subdivision and benefits from on-site car parking



Location

Lisburn is the third largest city in Northern Ireland and acts as a strong commercial hub south of the province. Crescent Business Park is a popular and established office/industrial park situated just off the Ballinderry Road, approximately 1 mile from Lisburn City Centre and 10 miles south of Belfast City Centre. Crescent Business Park also offers ease of access North and South of the province via the M1 motorway and is located 95 miles from Dublin. Neighbouring occupiers include Haldane Fisher, HHI Home Improvement and South Antrim Alarms.

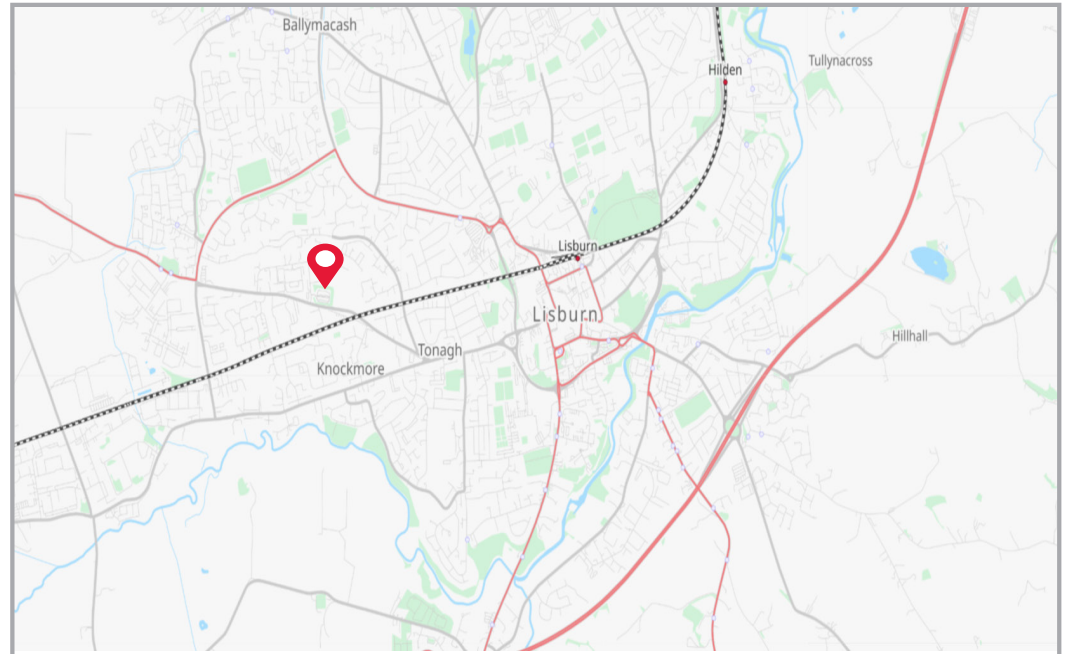
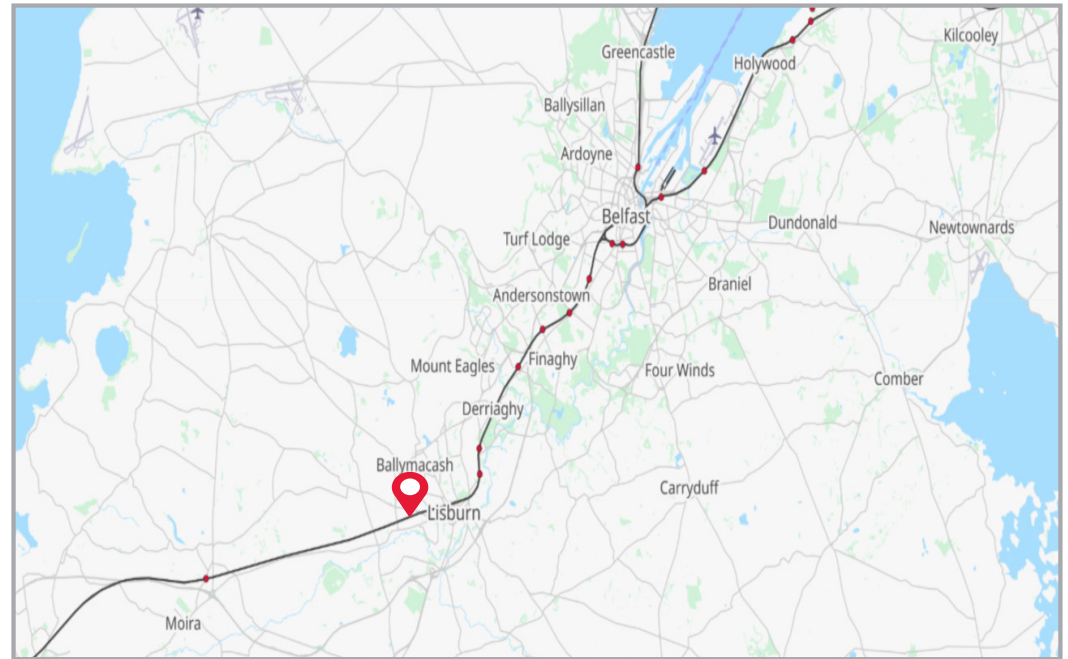
- 14.7 miles from Belfast Port
- 32.8 miles from Larne Port
- 95.3 miles from Dublin Port
- 15.3 miles from Belfast International Airport
- 13.5 miles from George Best Belfast City Airport
- 90.2 miles from Dublin Airport

Description

The business/office units are of a modern steel portal frame construction with concrete block infill walls and a brick external leaf, arranged across three floors comprising a mixture of open plan and private meeting rooms. The front elevations are largely glazed within a powder coated aluminium frame. Units 23 and 24 are currently interconnected and are available to be sold as one unit.

Both units are ready for immediate occupation. Internally, the property has been fitted to a high specification. Finishes across both units include:

- Recessed LED lighting
- Translucent roof panels
- Perimeter trunking
- 3 phase power supply
- Gas fired central heating
- Temperature controlled air conditioning
- Mixture of carpeted and vinyl flooring
- Unit 23 provides for passenger lift access
- Unit 24 provides for kitchen facilities at 2nd floor
- Ample dedicated and communal parking
- Male and female WC facilities



For Indicative Purposes Only

Internal Images



Unit 23



Unit 23



Unit 23



Unit 24



Unit 24



Unit 24

Schedule of Accommodation

Unit	Sq Ft	Sq M
Unit 23	3,187	296.1
Unit 24	3,582	332.8
Total	6,769	628.9

Units are capable of subdivision.

Energy Performance Certificate

The property benefits from an EPC rating of C64 and the Energy Performance Certificate is available upon request.

Rates

We are advised by Land and Property Services that rates payable for the subject properties are as follows:

Unit 23

Net Annual Value: £10,100

Rate in £ 2024/25: £0.5471874

Rates Payable: est. £5,526.55 per annum

Unit 24

Net Annual Value: £10,900

Rate in £ 2024/25: £0.547184

Rates payable: est. £5,964.30 per annum

Price

Unit 23: Offers invited in excess of £245,000 exclusive.

Unit 24: Offers invited in excess of £240,000 exclusive.

Lease Details

Term - By negotiation.

Rent - £18,000 per annum per unit.

Service Charge - The tenant will reimburse the landlord for a fair portion of the Service Charge levied against the cost of general maintenance and upkeep of the property.

Insurance - The tenant will reimburse the landlord for a fair portion of the annual insurance premium for the property.

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:

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