# McConnell (M) JLL Alliance Partner



028 90 205 900 mcconnellproperty.com



### To Let Warehouse / **Showroom/ Offices**

23 Gardners Road, Lisburn **BT27 5PD** 

- Building extends to 9,450 sq ft
- Close Proximity to Lisburn
- Set on self-contained site with ancillary hardstanding / yard

#### **TO LET** – 23 Gardners Road, Lisburn BT27 5PD





#### LOCATION

The subject property is located approximately 2 miles southeast of Lisburn town centre.

Gardners Road links the Saintfield Road (A49) to the Comber Road via Lisnastreen Road.

Access to the M1 motorway is via Junction 6 which is located c.1.5 miles distant and provides convenient access to both the M1 heading west and to the A1 Belfast to Dublin.

#### **DESCRIPTION**

The property comprises a warehouse with a mezzanine storage floor and two storey showroom/office section constructed within .

The building is part block work elevations and the remainder is clad in profile sheet steel.

The roof is profile sheet steel and incorporating c.10% roof lights and with an eaves height of c.6m (20ft).

The building floor plate is 7,150 sq ft (665 sqm) which incorporates a timber mezzanine storage area of 1,940 sq ft.

The showroom/office extends to 720 sq ft over ground and first floors.

#### **LEASE TERMS**

Term: A new lease for a term by arrangement

Rent: £35,750 per annum

Repairs: Effective full repairing and insuring lease

#### **ACCOMMODATION**

Floor	Sq Ft	Sq M
Ground – warehouse/office	6,790	631.00
Mezzanine	1,940	180.30
Showroom/Office	720	66.90
Total Internal Area	9,450	878.20

#### **VAT**

All prices and outgoings stated are exclusive of VAT.

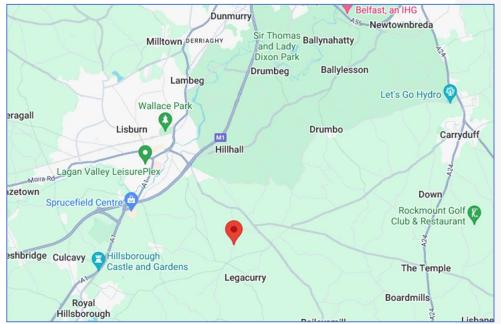
#### **EPC**

An Energy Performance Certificate will be made available upon request.

#### TO LET – 23 Gardners Road, Lisburn BT27 5PD



#### LOCATION



#### **VIEWING**

For further information or to arrange a viewing, please contact:

## **McConnell**

Alliance Partner

**Contact:** Frazer Hood

**Tel:** 028 90 205 900 / 07753 817003

**Email:** frazer.hood@mcconnellproperty.com

Montgomery House,

29-31 Montgomery Street,

BT1 4NX

#### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

http://www.legislation.gov.uk/uksi/2017/692/made

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference to condition, working order or availability of services or flettings or provided pall not be relied on as statements or representations or tenant and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in prospective buyers or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in prospective buyers or tenants must satisfy themselves concerning availability or occupation and prospective buyers or tenants should not rely on any arritists' impressions or architects' drawings or specification or scope of works or amentities, infrastructure or services or information or discrepancy in connection with such matters.