McConnell () JLL Alliance Partner





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

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

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VAT

All prices and outgoings stated are exclusive of VAT.

EPC

An Energy Performance Certificate will be made available upon request.

LOCATION



VIEWING

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

McConnell () JLL



JLL Alliance Partner

McConnell ())

Contact:	Frazer Hood
Tel:	028 90 205 900 / 07753 817003
Email:	frazer.hood@mcconnellproperty.com
	Montgomery House, 29-31 Montgomery Street, BT1 4NX

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

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