

Unit 2, 58 Ballinderry Road, Lisburn, BT28 2SA

For Sale / To Let

Part Income Producing Office / Warehouse premises totalling approximately 6,459 sq ft



Lambert
Smith
Hampton

Location

The City of Lisburn is located some 9 miles south west of Belfast and is part of the Belfast Metropolitan Area. Ballinderry Industrial Estate is located approximately 1.5 miles from Lisburn City Centre and approximately 10 miles south of Belfast.

- 14 miles from Belfast Port
- 33 miles from Larne Port
- 97 miles from Dublin Port
- 15 miles from Belfast International Airport
- 13 miles from George Best Belfast City Airport
- 91 miles from Dublin Airport

Description

The premises comprises of 3 separate units:

Unit 2A (Ground Floor Offices)

Unit 2A comprises of 1,026 sq ft of ground floor office accommodation which is currently occupied by Advanced Community Care Limited.

Unit 2B (Ground Floor Office and Warehouse)

Units 2B comprises of 3,545 sq ft of office and warehouse accommodation which is currently occupied by Jamisons Gas Centre.

Unit 2C (First Floor Offices)

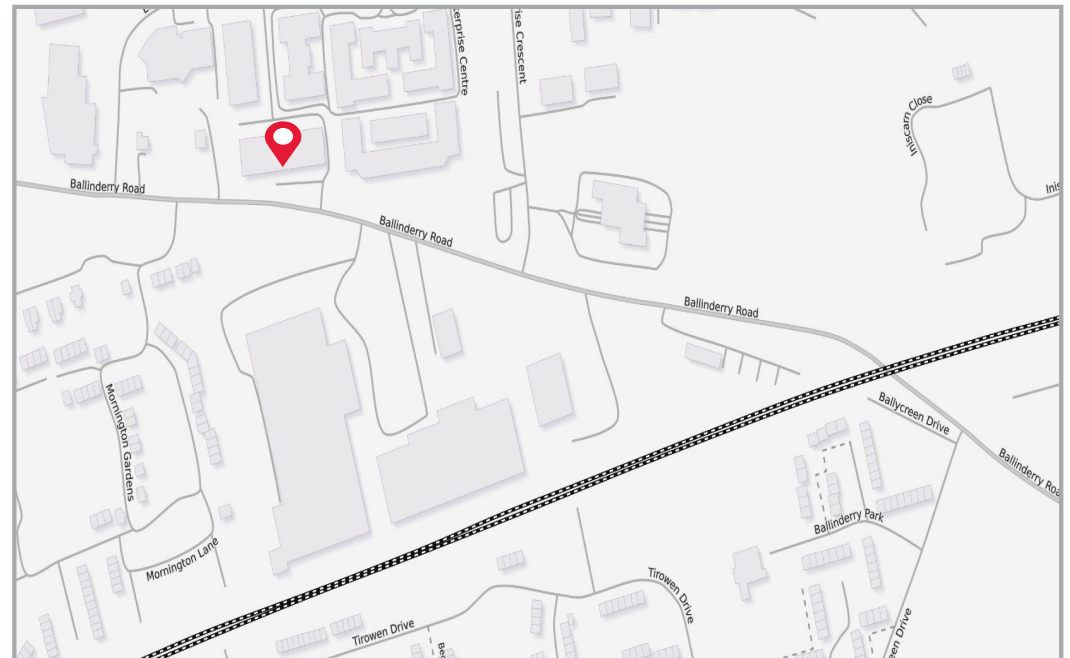
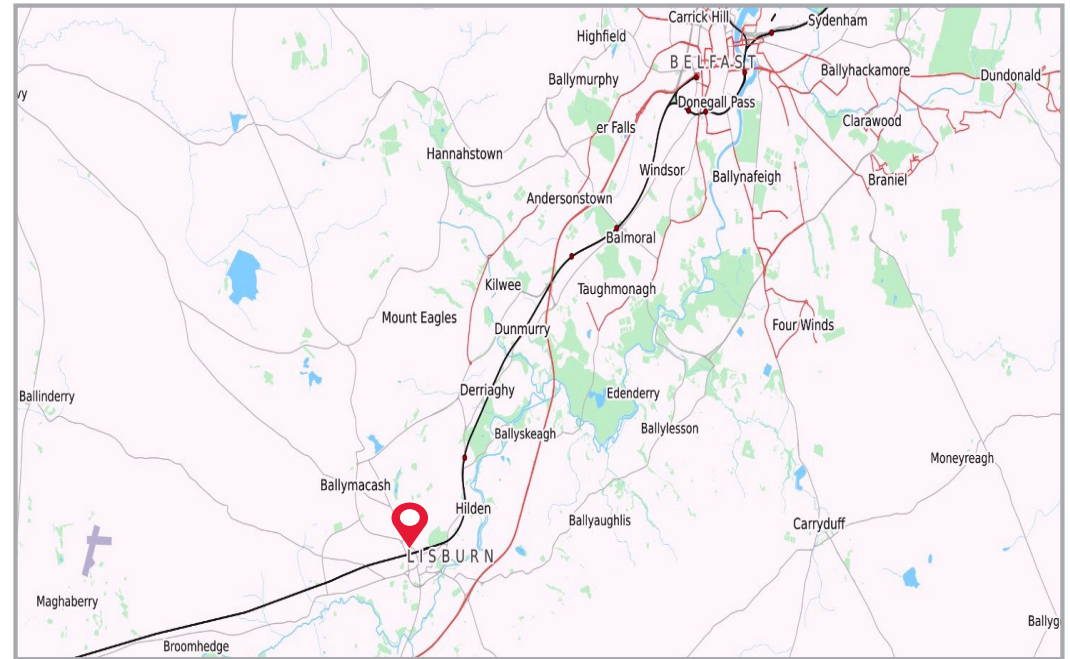
Unit 2C comprises of 1,888 sq ft of office accommodation which is currently part occupied by Lumenid (the landlord's business).

The landlord is proposing a sale and leaseback of a small portion of office accommodation contained within Unit 2C. Further information relating to the tenancy agreement is contained in the 'Tenancy Information' section of this brochure. For further information please contact the agent.

The premises benefits from the following specification:

- Self-contained access;
- Office space finished to high standard with wooden flooring, suspended ceiling, LED lighting, perimeter trunking and newly plastered and painted walls;
- Low point eaves height of 5.6m;
- Ridge eaves height of 7.7m;
- LED lighting in rear warehouse;
- Male, Female and DDA Compliant WCs;
- Concrete Flooring;
- Server Room;
- Manual Roller Shutter door of 4.11m;
- Steel Portal Frame Construction;
- 3 Phase Power Supply;
- Security Alarm System;
- Shared Conference Facilities available in the building;
- Communal car parking at the front of the premises;
- Allocated car parking at the rear of the premises.

N.B. The landlord will give consideration to leasing out approx 898 sq ft of first floor office accommodation. For further information please contact the agent.



For Indicative Purposes Only



Internal Images



Schedule of Accommodation

	Sq Ft	Sq M
Unit 2A (Ground Floor Office)	1,026	95.32
Unit 2B (Mix of Ground Floor Office and Warehousing)	3,545	329.34
Unit 2C (First Floor Office)	1,888	175.39
Total	6,459	600.05

Tenancy Information

Unit	Tenant	Lease Commencement	Lease Term	Tenant Break Option	Lease Expiry	Annual Rent	Comments
2A	Advanced Community Care Limited	13/05/2020	N/A	Rolling break with 3 months notice (both parties)	12/04/2023	£8,700 pax	Tenant currently overholding. Both landlord and tenant have the ability to break the lease with 3 months notice.
2B	Darwin Boal t/a Jamisons Gas Centre	01/06/2021	5 years	01/06/2024	31/05/2026	£12,500 pax	Tenant has served notice to break but has confirmed they plan to over hold until 1st November 2024. If vacant possession is required, the tenant has confirmed they are happy to vacate at an earlier date.
2C	Proposed Tenan (Lumenid)	TBC	Proposes Term - 5 years	N/A	TBC	Proposed Rent £8,000 pax)	The current owner is proposing a sale and leaseback of a portion of the first floor office accommodation (2 individual rooms). For further information please contact the agent.

Lease Details

The landlord is open to leasing out approximately 898 sq ft of office accommodation within Unit 2C.

Term - By negotiation.

Rent - £9,000 per annum.

Repairs - Full repairing and insuring terms.

Insurance - The tenant will be responsible for reimbursing the landlord with the cost for insuring the premises.

Sales Price

Offers are invited in excess of £350,000 exclusive.

Rates

We are advised by Land and Property Services of the following:

Unit 2A

Net Annual Value: £12,300

Rate in £ 23/24

Rates Payable: £6730.36 per annum

Unit 2B

Net Annual Value: £18,400

Rate in £ 23/24

Rates payable: £10,638.19 per annum

Unit 2C

Net Annual Value: £18,200

Rate in £ 23/24

Rates payable: £9,958.75 per annum

Tenure

950 year long leasehold subject to an annual ground rent of £100 if demanded.

Energy Performance Certificate

The property benefits from an EPC rating of C54 and the EPC is available upon request.

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:

Tom Donnan

Tel: 07442 495827

Email: tdonnan@lsh.ie

Cerys Moore

Tel: 07824 850338

Email: CMoore@lsh.ie

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