



Modern Office Premises
10,735 sq ft

4th Floor, Linenhill House,
Linenhall Street,
Lisburn

TO LET

PROPERTY SUMMARY

- **Offices within modern building situated within Lisburn City Centre**
- **Total floor area of 10,735 sq. ft.**
- **3 dedicated car parking spaces**
- **Fitted out to include offices, stores, meeting rooms, Board Room and kitchen**

LOCATION

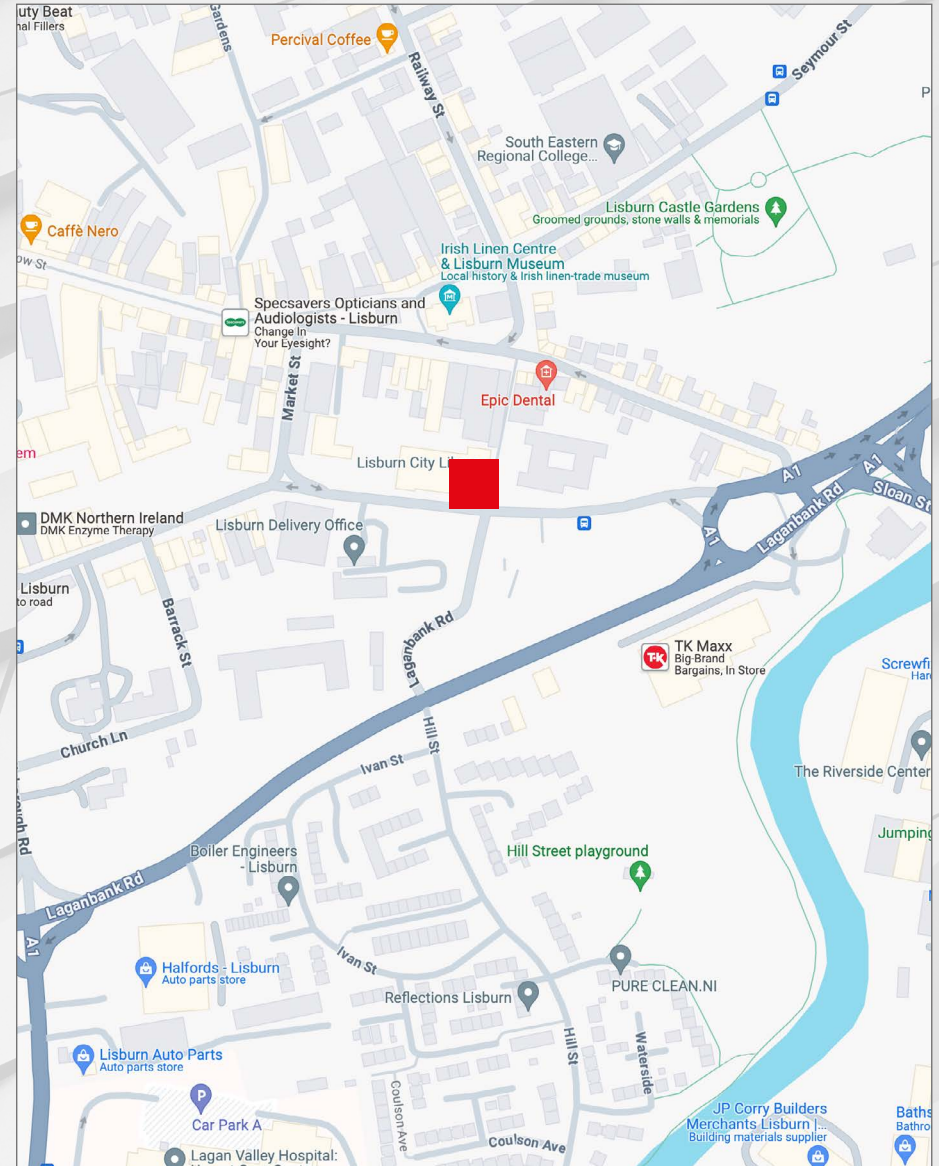
The City of Lisburn is located approximately 10 miles south west of Belfast and is easily accessible off the M1 Motorway. Access to the M1 can be made via both Junctions 6 & 7.

The city has the largest population in Northern Ireland after Belfast, which is estimated to be in the region of 149,106.

The subject premises are situated on Linenhall Street, within the city centre and within walking distance of Bow Street, the pedestrianised retail area, Lisburn Bus Station and Lisburn Train Station.

Occupiers within Linenhill House include Libraries NI, Council for Catholic Maintained Schools, Turkingtons, Medicare Pharmacy and German Kitchen Centre.

The subject property occupies a prominent location benefitting from being opposite Laganbank Road Car Park, which includes 240 pay and display car parking spaces.



DESCRIPTION

The building comprises a modern five-storey mixed use retail and office development within Lisburn City Centre.

The offices are located on the 4th floor with a total floor area of 10,735 sq. ft. The premises include a mix of open plan and cellular offices, meeting rooms, Board Room, stores, kitchen, shower and WC's.

It is fitted out to include carpeted raised access floors, painted walls, suspended ceiling with recessed lights and air conditioning within open plan offices.

The upper floors are accessible via 2no. passenger lifts.

ACCOMMODATION

Floor	Sq Ft	Sq M
4th Floor	10,735	997.31

LEASE DETAILS

Term: Minimum 5 Years
Rent: £11.50 psf. per annum.
Repairs: Effectively full repairing basis by way of a service charge
Service Charge: Levied to cover external repairs, maintenance, and management of the common parts.
Insurance: Tenant to pay a proportion of the building's insurance premium.

RATEABLE VALUE

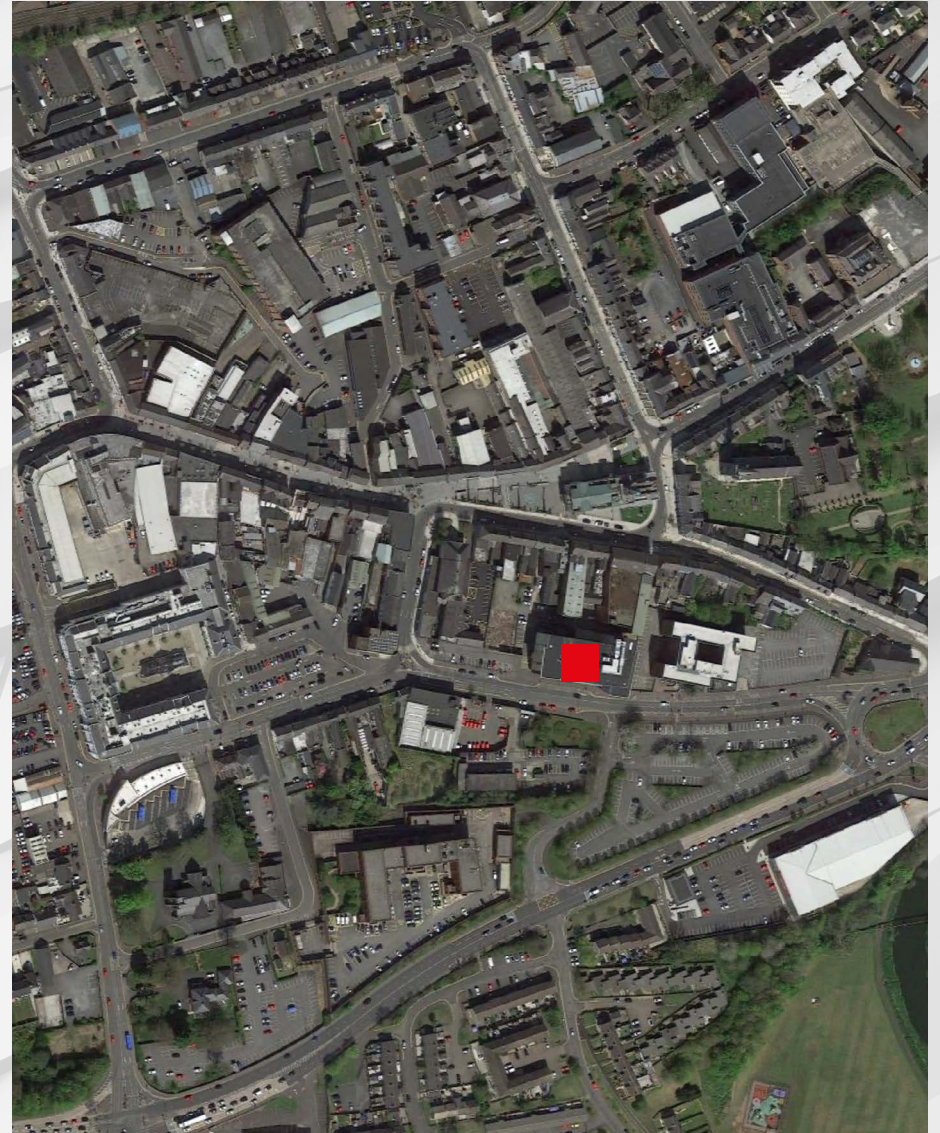
We are advised by Land & Property Services that the NAV is £110,000.00. Rates payable for 2024/25 of approximately £60,190.

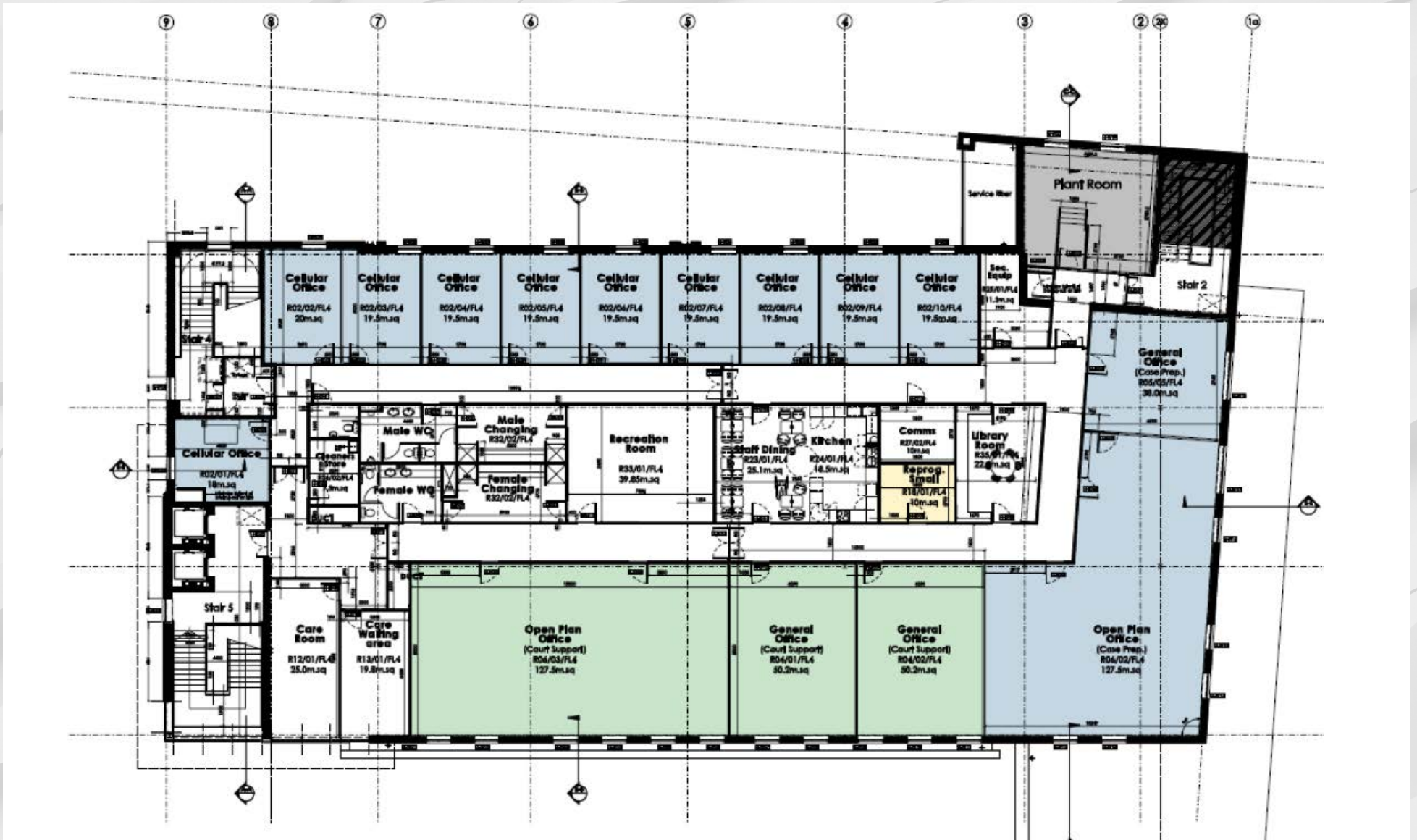
EPC

66 C - A copy of the EPC Certificate can be made available upon request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.





VIEWING AND FURTHER INFORMATION

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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 TDK Commercial Property Consultants LLP. 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.