

# FALLOON

Estate Agents.com

028 9266 3396



Modern Business Unit in Excellent Location

# FOR SALE / TO LET

23 CRESCENT BUSINESS PARK,  
BALLINDERRY ROAD, LISBURN  
BT28 2GN

PRICE : Offers around £225,000

RENT : £16,000 P.A.

Modern Business Unit in Excellent Location.

A well located business unit within this sought after business park development off Enterprise Crescent.

The business park enjoys a superb location just a short drive from Lisburn City Centre within easy reach of M1/ A1 access at Sprucefield and M1 at Moira.

The property offers flexible office and workshop accommodation with a gross internal area of c 252 sq m / 2700 sq ft over ground and first floor levels, with ancillary storage accommodation at second floor level.

There is a fully glazed frontage with electric roller shutter doors, suspended ceilings with inset LED lighting, extensive perimeter trunking and air conditioning units.

The property has 2 staircases between ground and first floor adding great flexibility to the use of space. There is also a passenger lift which is presently out of order.

This unit has recently been subdivided from an adjoining unit and purchasers or tenants will be responsible for their own kitchen and WC installations.

There is designated and visitor on site parking.

#### **GROUND FLOOR :**

##### **Reception area**

Glazed door and frontage. Suspended ceiling. Carpeted. Alarm panel. Access to stairs to first floor level.

Door to :

##### **Workshop**

w: 7.44m x l: 13.24m (w: 24' 5" x l: 43' 5")

Glazed double doors and side panels. Suspended ceiling. Recessed lighting. Network trunking. Air con unit.

##### **Store**

w: 3.2m x l: 3.96m (w: 10' 6" x l: 13')

Double doors to main workshop. Suspended ceiling. Recessed lighting.

##### **Rear hall**

Suspended ceiling. Recessed lighting. Stairs to first floor level. Fire escape door.

#### **FIRST FLOOR:**

##### **Office**

w: 2.9m x l: 7.43m (w: 9' 6" x l: 24' 5")

Glazed to main office. Suspended ceiling. Recessed lighting. Air con unit. Network trunking.

##### **Office**

w: 7.44m x l: 9.03m (w: 24' 5" x l: 29' 8")

Open plan office. Suspended ceiling. Recessed lighting. Air con unit. Network trunking. Carpeted. Stairs to reception area.

##### **Office**

w: 3.2m x l: 5.15m (w: 10' 6" x l: 16' 11")

Suspended ceiling. Recessed lighting. Air con unit. Network trunking. Carpeted. Window.

##### **Rear hall**

Stairs to second floor level

#### **SECOND FLOOR:**

##### **Ancillary storage**

w: 7.43m x l: 15m (w: 24' 5" x l: 49' 3")

#### **LEASE DETAILS**

TERM : minimum 3 year lease

RENT : £16,000 p.a.

PERMITTED USE : Business unit VAT : All prices, rentals and outgoings are exclusive of, but may be liable to VAT

LEASE START DATE : available immediately SERVICE CHARGE : Tenant responsible

BUILDINGS INSURANCE : Tenant to reimburse landlord costs to insure property

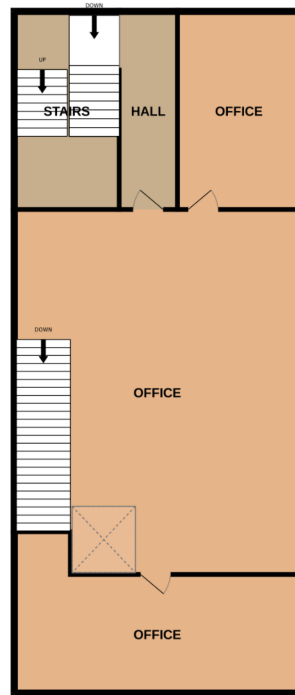
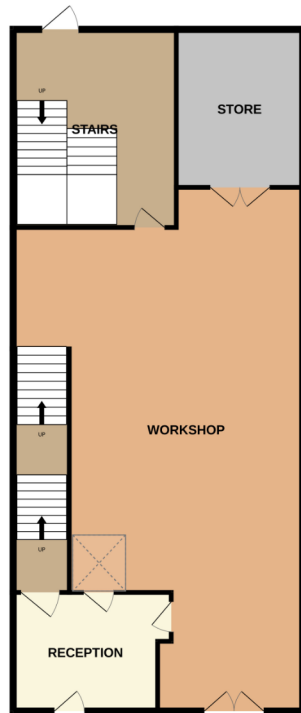
REPAIR : Tenant to maintain.

RATES PAYABLE From LPSNI website - NAV - £10,100 , with estimated rates bill of £5526.56

SERVICE CHARGE An estate service charge will be levied to cover security, cleaning, repairs, maintenance of common parts and insurance.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

By appointment with Agent

## FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.



## VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**64** This is how energy efficient the building is.

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