



Modern Business Unit in Excellent Location

FOR SALE / TO LET

**24 CRESCENT BUSINESS PARK,
BALLINDERRY ROAD, LISBURN
BT28 2GN**

PRICE : £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.

This unit has recently been subdivided from an adjoining unit and includes kitchen at first floor level and WC installations on both levels.

There is designated and visitor on site parking.

GROUND FLOOR :

Reception area

w: 3.28m x l: 3.57m (w: 10' 9" x l: 11' 9")

Glazed door and frontage. Tiled floor. Suspended ceiling. Air con units. Alarm panel

Workshop

w: 7.32m x l: 13.67m (w: 24' x l: 44' 10")

Glazed double doors and side panels. Suspended ceiling. Recessed lighting. 5 no. double panelled radiators. Air con units. Network trunking.

WC

Low flush WC and wash hand basin

Store

w: 1.16m x l: 2.02m (w: 3' 10" x l: 6' 8")

Store

w: 2.08m x l: 3.3m (w: 6' 10" x l: 10' 10")

Suspended ceiling. Recessed lighting.

Cloaks area

Suspended ceiling. Recessed lighting.

Rear hall

Fire escape door. Stairs to first floor level.

FIRST FLOOR:

Office

w: 7.32m x l: 10.55m (w: 24' x l: 34' 7")

Open plan office. Suspended ceiling. Recessed lighting. 4 No. Double panelled radiators. Air con units. Network trunking.

Office

w: 2.86m x l: 4.75m (w: 9' 5" x l: 15' 7")

Glazed. Suspended ceiling. Recessed lighting. Double panelled radiator. Carpeted.

Office

w: 2.44m x l: 2.86m (w: 8' x l: 9' 5")

Glazed. Suspended ceiling. Recessed lighting. Double panelled radiator. Carpeted.

Kitchen

w: 3.56m x l: 3.73m (w: 11' 8" x l: 12' 3")

Range of low level cupboards. Stainless steel sink unit, mixer tap.

Suspended ceiling. Recessed lighting. Double panelled radiator.

Inner Hallway

Stairs to second floor.

WC

Low flush WC. Wash hand basin. Single panelled radiator.

SECOND FLOOR:

Ancillary storage

w: 7.32m x l: 9.42m (w: 24' x l: 30' 11")

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

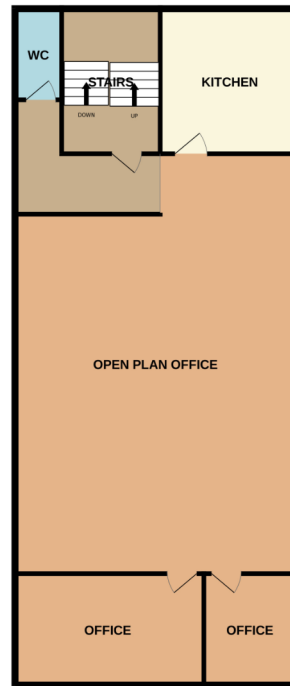
BUILDINGS INSURANCE : Tenant to reimburse landlord costs to insure property

REPAIR : Tenant to maintain.

Rates payable From LPSNI website - NAV is £10,900 with estimated rates payable of £5964.31

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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

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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 CO₂ emissions

64 This is how energy efficient the building is.

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