

Unit 4, 2 Rathdown Road, Knockmore, Lisburn, BT28 2RE

To Let

Warehouse accommodation extending to approximately 4,830 sq ft



Lambert
Smith
Hampton

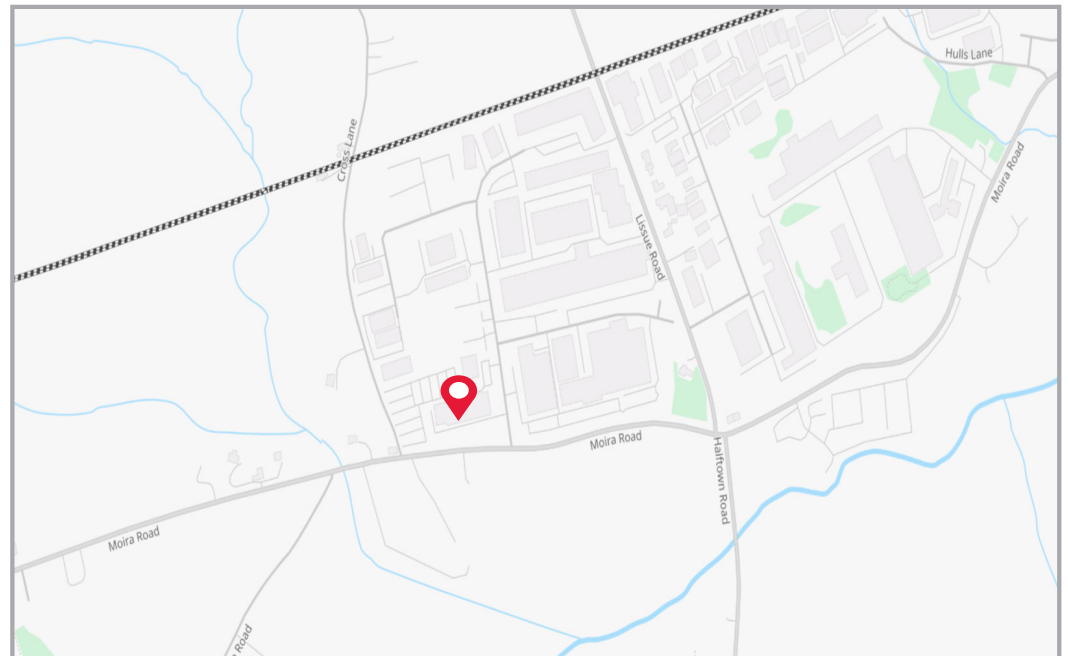
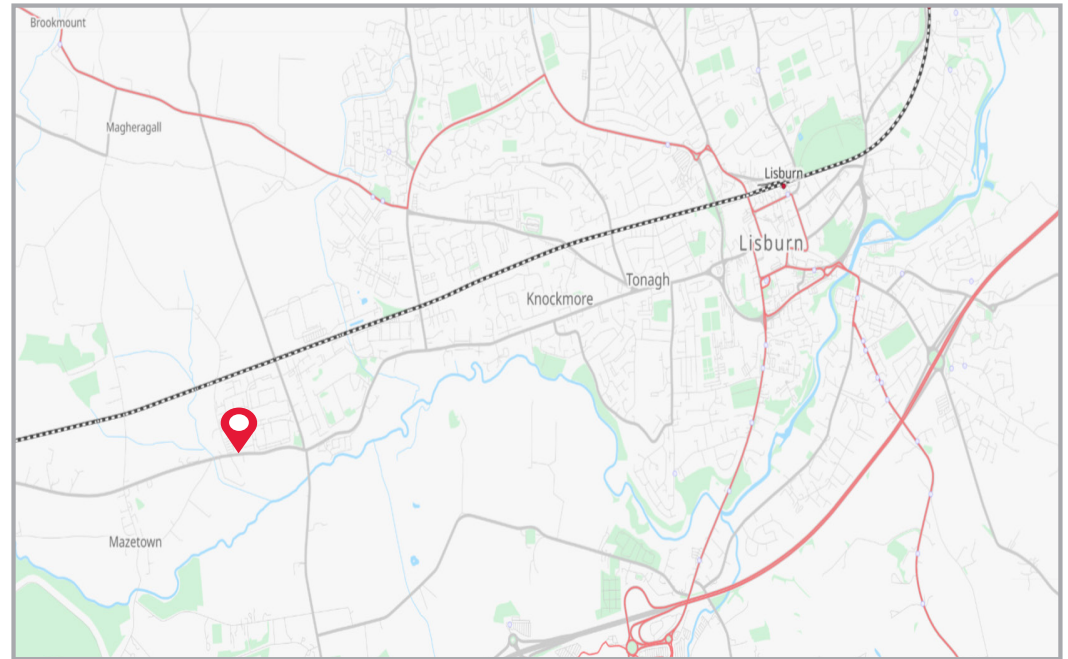
Location

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 Motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located off the highly successful Lissie Industrial Estate, on the Moira Road just outside Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 Motorway. The Moira Road is a major arterial route into Lisburn from the M1/Moira motorway intersection. Nearby occupiers include Modern Machinery Supplies, Edina UK, SERE Motors and Beggs and Partners.

Description

- Approximately 4,830 sq ft;
- Eaves Height of 4.96 m;
- Apex height of 6.31 m;
- Electric Roller Shutter Door of 4.58 m;
- 3 Phase Power Supply;
- Translucent Roof Panels;
- Steel Portal Frame Construction;
- Pedestrian door access;
- WC Facilities;
- Generous on-site car parking;
- Excellent Frontage onto the Moira Road.



For Indicative Purposes Only

Unit 4





Schedule of Accommodation

Unit	Sq Ft	Sq M
Unit 4	4,830	448.8
Total	4,830	448.8

Rates

We have been advised by Land and Property Services of the following:

Land and Property Services to reassess. Rates are estimated to be in the region of £9,865.12.

Energy Performance Certificate

Energy Rating of B46.



Lease Details

Term - By negotiation.

Rent - On application.

Repairs - Full repairing terms.

Insurance - The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

Service Charge - A service charge will be levied to cover the cost of the upkeep of the common areas.

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
07442 495827
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