

Self contained site of
c. 1.33 Hectares (3.3 Acres)



**For Sale/To Let Substantial Industrial
Facility c. 7,220 m² (77,750 ft²)**
51 Lisburn Road, Ballynahinch BT24 8TT

FALLOON
Estate Agents.com
028 9266 3396


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

- Substantial Manufacturing/industrial facility with ancillary office accommodation, comprising c. 7,220 sq m (77,750 sq ft).
- Self-contained site extending to 3.3 acres.
- Ease of access to the wider motorway network via Junction 6 (Saintfield Road) of the M1. Alternative access to Belfast via A24.
- Nearby connection to A1 to Dublin via Hillsborough

DESCRIPTION

The subject comprises a substantial purpose built industrial/manufacturing holding of approximately 7,220sq m (77,750 sq ft) on a self-contained site of 3.3 acres.

The facility comprises five interlinked warehouses together with office block and covered loading bay, yard space and car parking.

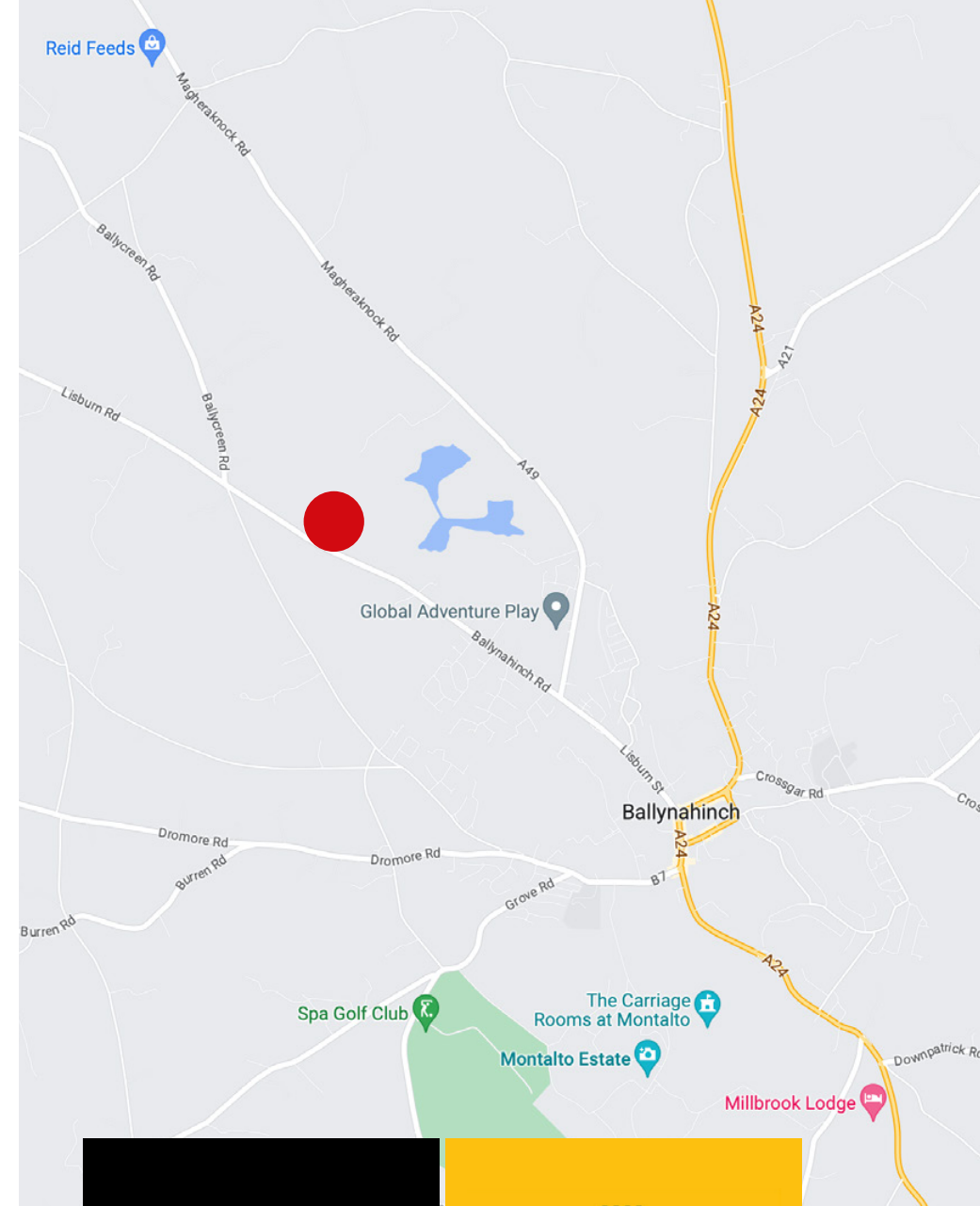
The buildings are constructed of steel portal frame with external cladding and blockwork to the lower sections, double pitched roofs with good provision of electrically operated roller shutter doors around the perimeter and multiple overhead cranes.

There are a variety of eaves height throughout from 5 m, extending to 10 m for Warehouse A of c. 33,500 sq ft.

LOCATION

The subject property is located on the Lisburn Road on the edge of Ballynahinch, 9 miles from the M1 Motorway at Saintfield Road (Junction 6) on the main Belfast-Dublin transport corridor, 17 miles from Belfast, 19.5 miles from Belfast Port and 33 miles from Belfast International Airport.

The immediate area comprises a mix of commercial and residential properties and agricultural uses.



For Sale/To Let Substantial Industrial Facility c. 7,220 m² (77,750 ft²)
51 Lisburn Road, Ballynahinch BT24 8TT

FALLOON
Estate Agents.com
028 9266 3396


McKIBBIN
COMMERCIAL
028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse A	3,309.83	35,676
Warehouse B	1,556.50	16,748
Warehouse C	819.15	8,814
Warehouse D	1,037.57	11,164
Office Block	497.00	5,348
Total	7,220.05	77,750

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	€4.50 psf, exclusive.
Repairs & Insurance:	Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.
Note:	On a Leasehold basis, the Landlord may give consideration to sub-dividing the site, based on individual requirements.

SALE DETAILS

Title	Assumed Freehold or Long Leasehold, subject to a nominal ground rent.
Price	Price on application.



Not To Scale. For indicative purposes only.

For Sale/To Let Substantial Industrial Facility c. 7,220 m² (77,750 ft²)
51 Lisburn Road, Ballynahinch BT24 8TT

FALLOON
Estate Agents.com
028 9266 3396


McKIBBIN
COMMERCIAL
028 90 500 100

RATES

Address

551 Lisburn Road, Ballynahinch

Net Annual Value

(Industrial) € 118,000

Unit A, 51 Lisburn Road, Ballynahinch

€ 26,700

Unit B, 51 Lisburn Road, Ballynahinch

€ 27,200

Rate in € 2024/25 = 0.580534

Part of the property is classified by Land & Property Services as an Industrial Hereditament. We would advise prospective purchasers/tenants to make their own enquiries in relation to their rating liability.

VAT

We understand the property is not registered for Value Added Tax.

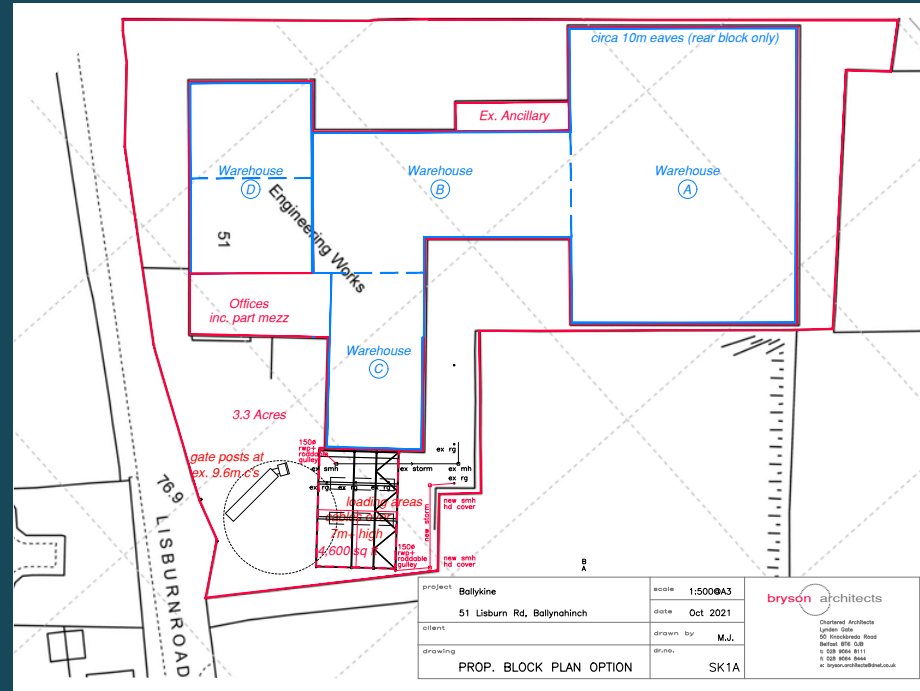
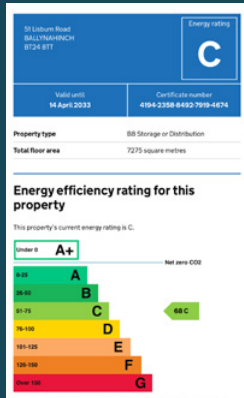


For Sale/To Let Substantial Industrial Facility c. 7,220 m² (77,750 ft²)
51 Lisburn Road, Ballynahinch BT24 8TT

FALLOON
Estate Agents.com
028 9266 3396


McKIBBIN
COMMERCIAL
028 90 500 100

EPC



Not To Scale. For indicative purposes only.

CONTACT

For further information or to arrange a viewing contact joint agents:

Ed Falloon
028 92 663 396
ed@falloonestateagents.com

Falloon Estate Agents
11 Smithfield Square
Lisburn
BT28 1TH

www.falloonestateagents.com

Brian Wilkinson
0289 0 500100
bw@mckibbin.co.uk

McKibbin Commercial
One Lanyon Quay
Belfast
BT1 3LG

www.mckibbin.co.uk

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

FALLOON
Estate Agents.com
028 9266 3396

McKIBBIN
COMMERCIAL
028 90 500 100