

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



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


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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.

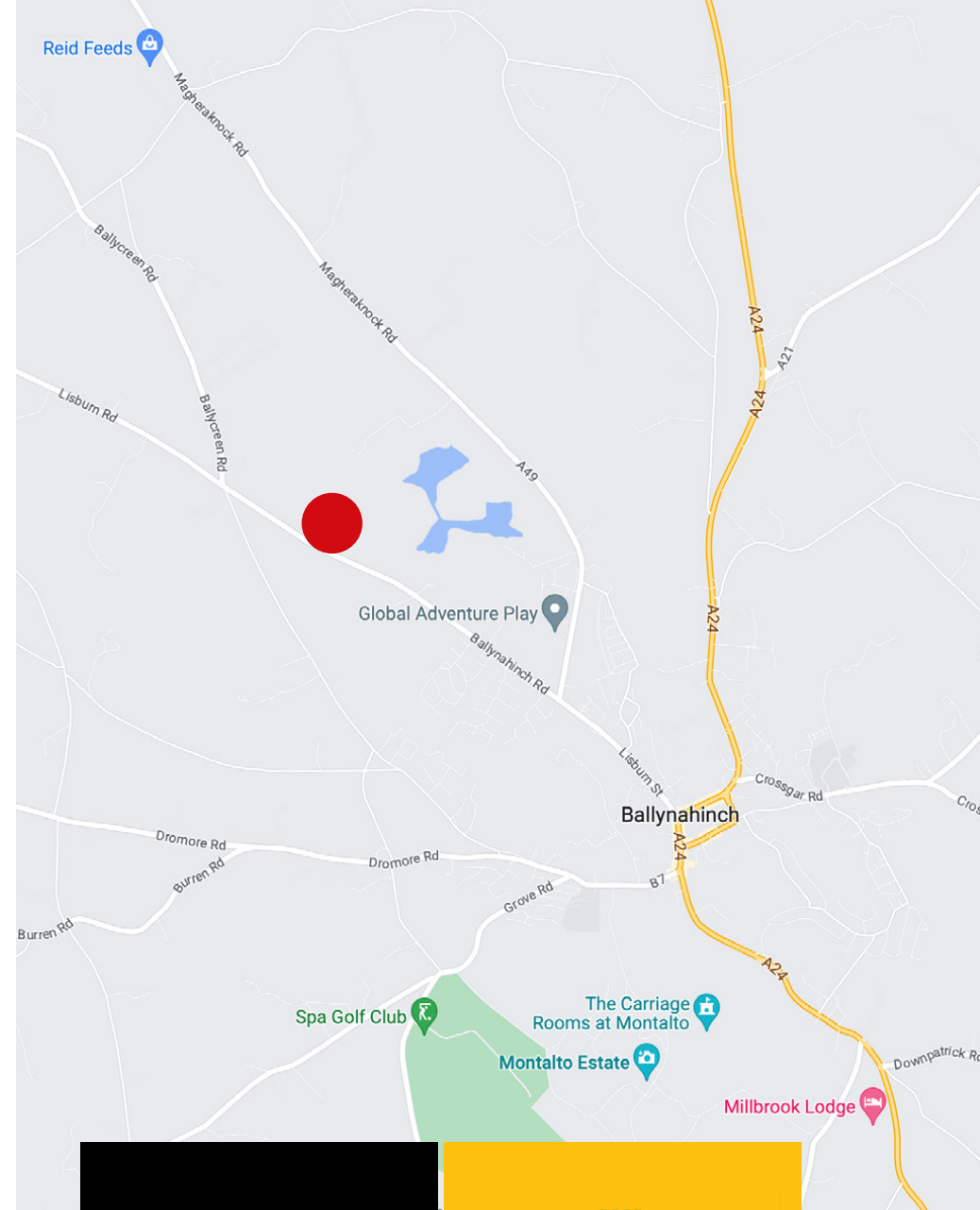
The buildings are constructed of steel portal frame with external cladding and blockwork to the lower sections, double pitched roofs with good provision of electrically operated roller shutter doors around the perimeter and multiple overhead cranes.

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.



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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	Offers in the region of €3.5million, exclusive.



Not To Scale. For indicative purposes only.

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RATES

Address	Net Annual Value
551 Lisburn Road, Ballynahinch	(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.



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