



To Let Storage Unit

Unit 1, 252 Hillhall Road, Lisburn, BT27 5JQ



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Summary

- Prime location between Lisburn and Belfast.
- Spacious storage unit with roller shutter access.
- 24/7 access for tenants.
- The premises is finished to a good standard extending to |c.837 Sq Ft.

Location

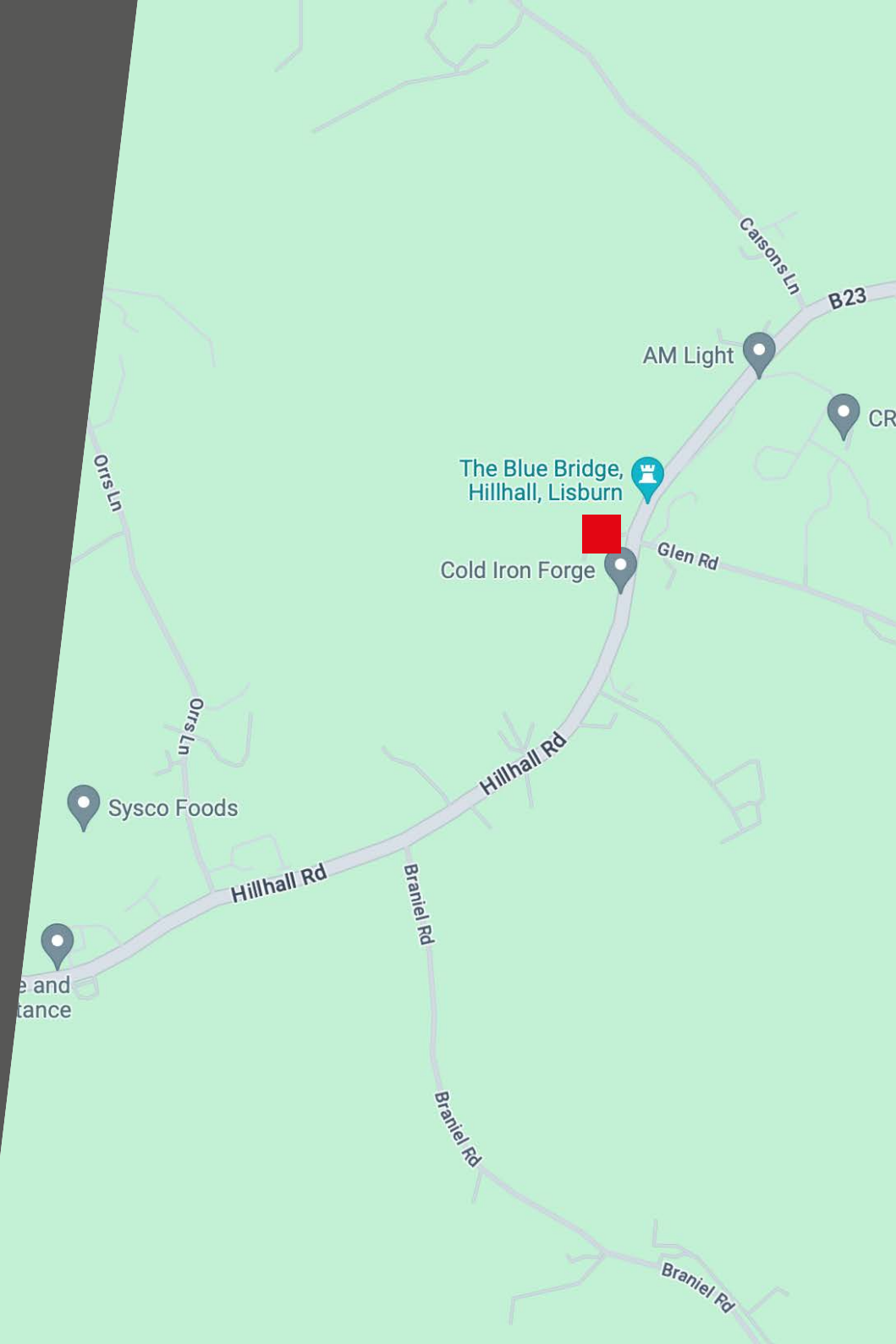
The subject property is located on the outskirts of Lisburn fronting the Hillhall Road, accessed via a private road positioned between Carsons Lane and Glen Road.

The property is situated in a highly convenient location within close proximity to Belfast, the M1 Motorway and the A1 Newry/Dublin dual carriageway.

Description

The property comprises a self-contained storage unit of approximately 837 sq ft. Situated in a secure and gated yard with 24/7 access for tenants.

An area of hard standing ground is available situated directly adjacent to the warehouse units. The ground is flat in topography and covered with gravel, suitable for a variety of storage solutions from vehicles to machinery and boats etc.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Storage Unit	77.73	837
Total Approximate Net Internal Area : 7	7.73	837

Lease

Length of lease by negotiation

Rates

To be assessed

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £6,500 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance.

Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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EPC



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