

**TO LET**

**Unit 4, Ballinderry Business Park  
58 Ballinderry Road, Lisburn BT28 2SA**

WAREHOUSE WITH ANCILLARY OFFICE ACCOMMODATION, TOTALLING APPROXIMATELY 6,951 SQFT

**Lisney**

COMMERCIAL REAL ESTATE



**Lisney**

COMMERCIAL REAL ESTATE

## FEATURES

Modern warehouse with additional mezzanine storage

Own door access with roller shutter to the rear

Located within close proximity to the motorway network and main arterial routes

### LOCATION

The subject is located within Ballinderry Business Park, on the periphery of Lisburn City Centre in a well established industrial area.

Benefiting from easy access to the M1 motorway (2.5 miles) the property is just 10 miles south-west of Belfast.

Surrounding occupiers include: Survitec, Murdock's Builders Merchants, Lecky, Haldane Fisher, McQuillan Contracts and DVLA.

### DESCRIPTION

The unit is of steel portal frame construction with block walls, concrete floor and metal clad roof covering. The property also benefits from:

- Electric roller shutter door to the rear
- 5.6m eaves rising to 7.7m apex
- Mezzanine storage of approximately 2,512 sqft
- 3 phase power supply
- Intruder alarm
- CCTV
- Staff Kitchen
- Office element fitted out with carpeted floors, suspended ceilings and perimeter trunking
- 7 car parking spaces



## ACCOMMODATION

The areas below are approximate:

Room	sqm	sqft
Offices	162.90	1,754
Warehouse	249.52	2,686
Mezzanine	233.32	2,512
<b>Total</b>	<b>645.74</b>	<b>6,951</b>

## RATES PAYABLE

NAV:	£25,100
Rates Poundage 2024/25:	0.547184
Rates Payable:	£13,734.32

## LEASE DETAILS

### Rent

£30,000 per annum, exclusive

### Term

By negotiation

### Repairs

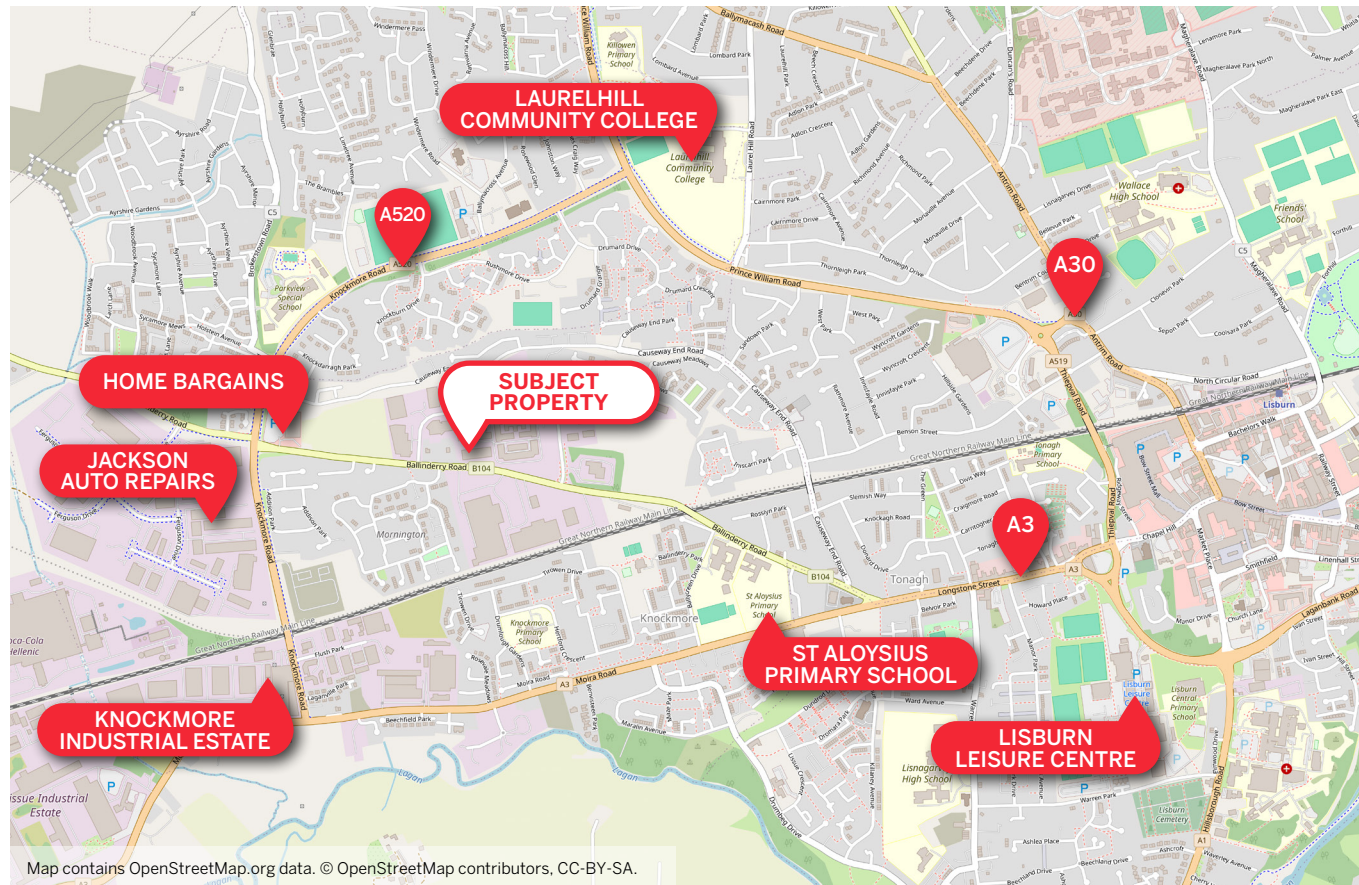
Full repairing and insuring terms

### Insurance

The tenant will be responsible for reimbursing the landlord with the cost of insuring the premises.



## LOCATION



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## EPC

The property has an Energy Efficiency rating of C70. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ Net zero CO <sub>2</sub> emissions	
0-25	A	
26-50	B	
51-75	C	70 C
76-100	D	
101-125	E	
126-150	F	
>150	G	

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>. 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 Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23750

**Lisney**  
COMMERCIAL REAL ESTATE

### For further information:

**Jonathan Haughey: 028 9050 1540 / 07718 571 498**  
[jhaughey@lisney-belfast.com](mailto:jhaughey@lisney-belfast.com)

Viewing strictly by appointment with the sole letting agent Lisney

### Lisney Commercial Real Estate

**3rd Floor, Montgomery House**  
**29-33 Montgomery St, Belfast BT1 4NX**  
**Tel: 028 9050 1501**  
**Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)**

[lisney.com](http://lisney.com)   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract, (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

