

TO LET

WAREHOUSE UNIT UNIT 3, ROSEVALE INDUSTRIAL ESTATE,
MOIRA ROAD, LISBURN, BT28 1RW

**Campbell
Cairns**
Commercial

028 9024 9024



TO LET WAREHOUSE UNIT

UNIT 3, ROSEVALE INDUSTRIAL ESTATE, MOIRA ROAD, LISBURN, BT28 1RW

LOCATION

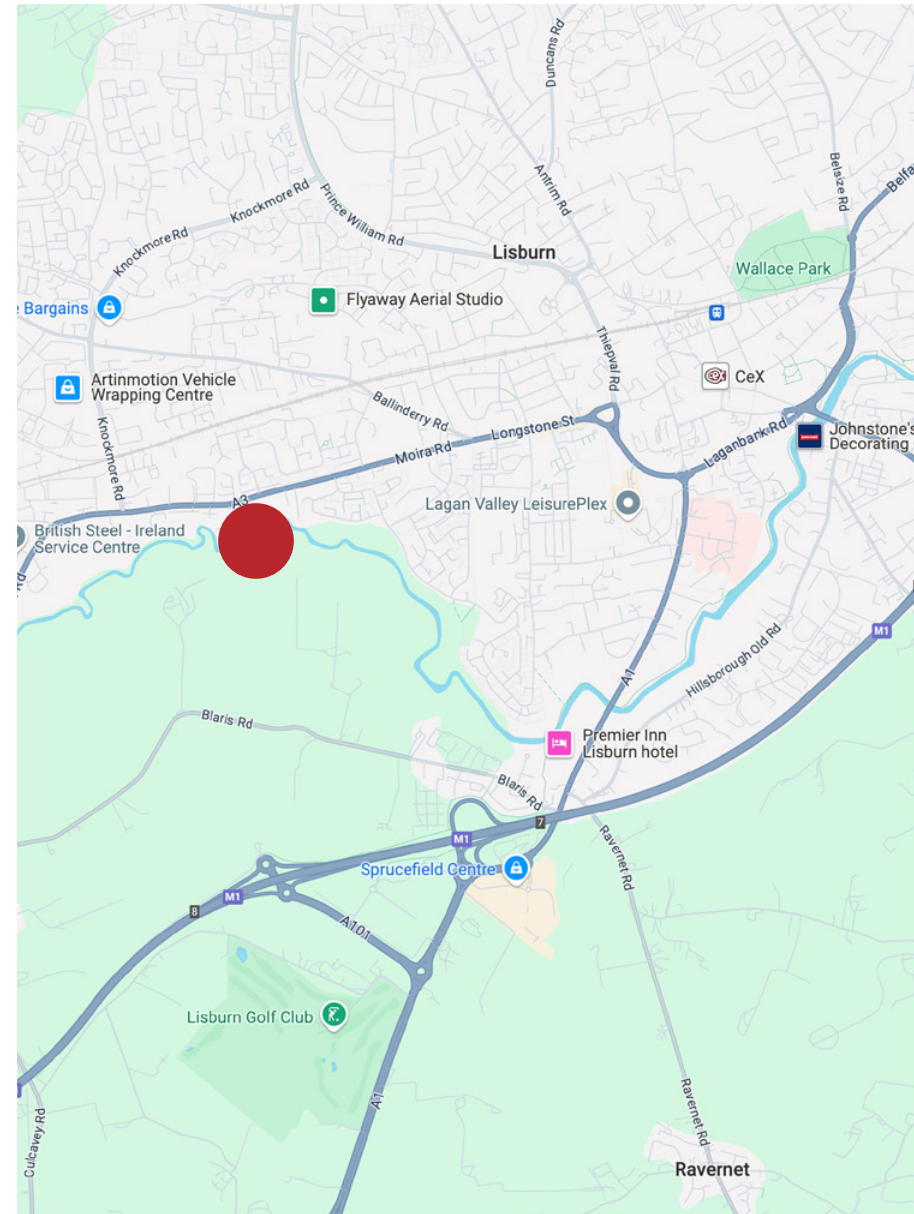
Lisburn is located approximately 8 miles from Belfast and benefits from excellent accessibility due to the close proximity of major road networks. The subject property is located approximately 1.5 miles from Lisburn city Centre within the established Rosevale Industrial Estate, on the Moira Road, one of the main arterial routes from Lisburn City Centre.

The unit benefits from excellent levels of accessibility given the proximity of major junctions to the M1 Motorway, the A1 Newry/Dublin Road, Belfast International and City Airports and the Ports of Belfast and Larne.

Occupiers in Rosevale Industrial Estate include WJ Law, Advanced Veterinary Care and Luce Balloons.

DESCRIPTION

Internally, the accommodation provides for a large warehouse, small office/reception area and WC facilities. The property has access through the reception area to the warehouse. The unit has the benefit of 3 roller shutters, 2 at the front and 1 to the rear.



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Warehouse	2,413	224.17
Office/Store	424	39.47
Total	2837	263.64

LEASE DETAILS

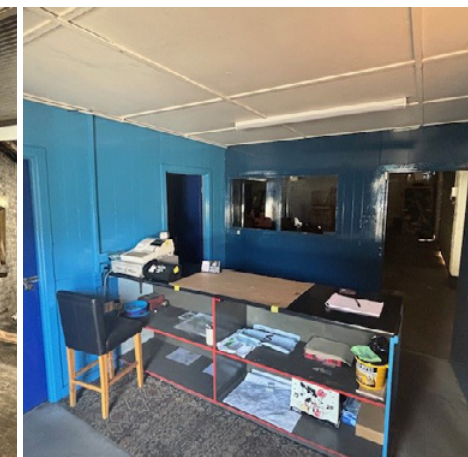
Rent:	£11,500 per annum exclusive.
Term:	Negotiable.
Service Charge	Tenant is responsible for a fair proportion of the overall service charge.
Insurance	Tenant to reimburse the landlord for a fair proportion of the insurance premium.

NAV

We have been advised by Land & Property Services that the NAV of the subject property is £8,900. Giving an annual rates bill of approximately £4,869.94.

VAT

VAT is not chargeable on any costs associated with the property.





For viewing appointments please contact:

Emily Law

07703 809256

emily@campbellcairns.com

Campbell Cairns

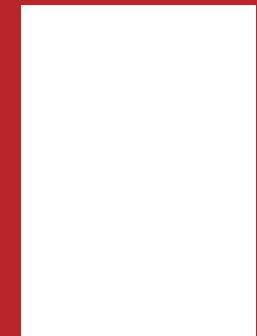
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EPC



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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 - <http://www.legislation.gov.uk/uksi/2017/692/made> 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 Campbell Cairns. 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.