



OK
T

TO LET

34 Old Kilmore Road, Moira, BT67 0LZ

Two Warehouse Units of c. 14,251 sq ft (1,324 sq m) (Can be Split) and c. 8,335 sq ft (774 sq m)

LOCATION / DESCRIPTION

Moira Industrial Estate is located on the Old Kilmore Road, c. 0.5 miles from Moira, c. 5 miles from Lurgan and c. 9 miles from Lisburn with convenient access to Belfast and the wider province via the nearby M1 Motorway.

The subject units are of portal steel frame construction with part double skin cladding to the elevations and double skin cladding to the roofs which have translucent panels providing natural light.

The units have screed concrete floors, suspended lighting, 3 phase electricity and electric roller shutter doors—each have nearly full cover timber mezzanine floors which could be fully or partly removed if full height access is preferred and Unit 17a could be split in half if required to suit individual tenants needs.

Both units enjoy use of the communal marshalling yard and parking facilities to the front and side.

Note: Unit 17A is available 1st May 2025 and Unit 17B is available from 1st January 2025.

Access is available 24/7/365.

Adjoining occupiers include Hannon Meats, Mercers Agencies, R&D Labs, Affiniti Vets, Print It Ltd, Easeability Showers and Bathrooms for Ireland.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 17A (c. 19 ft / 5.8 m max eaves height)		
Ground Floor (Including kitchen / canteen & WC)	c. 688 sq m	7,405 sq ft
Mezzanine	c. 636 sq m	6,846 sq ft
NOTE: The unit can be split on a c. 50:50 basis—further details on request.		
UNIT 17B (c. 22 ft max eaves height)		
Ground Floor (including WC)	c. 390 sq m	4,198 sq ft
Mezzanine	c. 384 sq m	4,137 sq ft

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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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: 10003



LEASE DETAILS

RENT: UNIT 17A: £44,000 per annum (C. £22,000 per annum if unit is split)
UNIT 17B: £25,000 per annum

TERM: Negotiable subject to periodic upwards only rent reviews.

REPAIRS / INSURANCE: Full repairing and insuring lease.

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

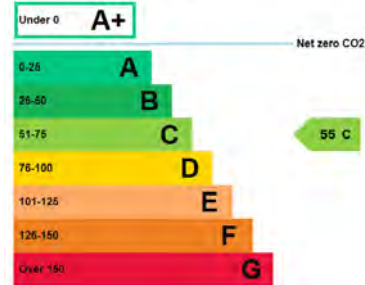
To be re-assessed

NAV for 17A & B is: £43,800 with current rates payable in accordance with LPS Website of £23,966.66

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC (ENERGY PERFORMANCE CERTIFICATE)

This property's energy rating is C.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.