



2 Garvey Studios, 2-14 Longstone St., Lisburn, BT28 1TP

High Spec First Floor Office Accommodation of c. 1,500 sq ft with Dedicated Car Parking

LOCATION

Lisburn is Northern Ireland's second largest city with a population of c. 114,000 people. The city is located c. 9 miles south of Belfast, adjacent to the Belfast / Dublin transport corridor and is well served by road and rail links.

The subject property is prominently located on Longstone Street, one of Lisburn's main arterial routes. The building benefits from high levels of vehicular and pedestrian traffic and benefits from on street parking as well as a public carpark which is situated immediately in front of the building.

Other occupiers in the building include MCL Legal, Gen Tech Recruitment and 2B Creative.

DESCRIPTION

The subject comprises a refurbished office suite within a modern purpose-built office building.

The suite is laid out to provide reception, open plan office which can accommodate up to 12 desks, boardroom, private office / meeting room, kitchenette, file store and WC / disabled WC facilities.

The offices have been fitted to a high standard throughout to include painted and plastered walls, carpeted and laminate flooring, glazed internal partitions, suspended ceilings with recessed lighting, aircon system, and buzzer entry / intercom system.

The office benefits from two secure dedicated underground parking spaces, with lift access providing access to the first-floor office.

ACCOMMODATION

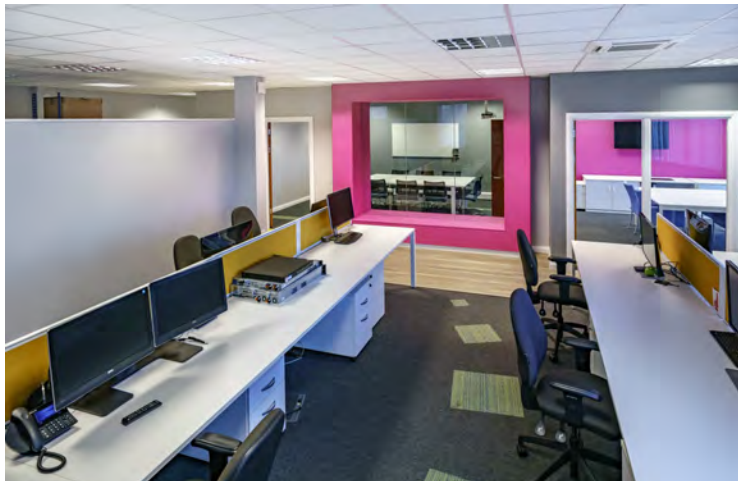
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Office (Including open plan reception, private office & meeting / conference room)	c. 139 sq m	1,500 sq ft

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/uksi/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: 10012





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LEASE DETAILS

RENT: £18,000 per annum
TERM: Minimum Term 3 Years.
REPAIRS / INSURANCE: Effective full repairing and insuring by way of service charge liability.
SERVICE CHARGE: Current service charge is £2,340 per annum exclusive.
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.

SALES DETAILS

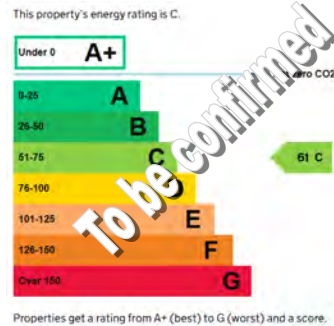
PRICE: Price on Application
TITLE: We assume the property is held under freehold / long leasehold title.

NAV (RATES PAYABLE)

NAV: £16,300.00

Estimated rates payable in accordance with LPS Website: £8,919.10

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.