

BUSINESS UNIT TO LET

Unit 24, Crescent Business Park, Lisburn, BT28 2GN

CBRE NI
PART OF THE AFFILIATE NETWORK



BUSINESS UNIT TO LET

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Key Benefits

- Business unit/workshop accommodation
- Located 1 mile from Lisburn city centre
- Onsite Car Parking

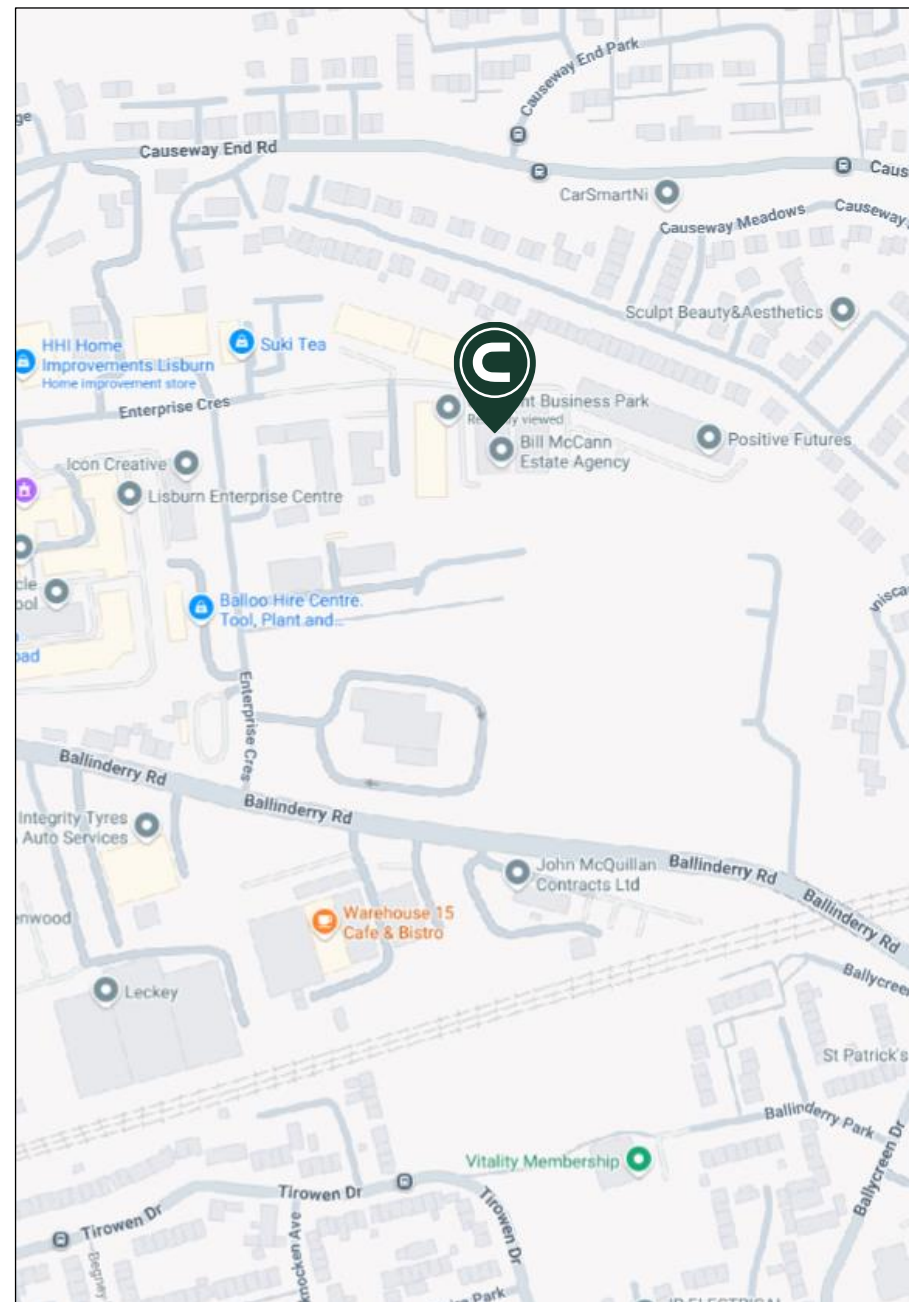
Location

The property is located in Crescent Business Park, approximately 1 mile from Lisburn city centre and 10 miles south of Belfast city centre. The premises provide ease of access to the M1 motorway which connects the North and South of the province. Neighbouring occupiers include Haldane Fisher, Okto Technologies, Pegasus Orthotics Limited, Suki Tea and APS Aluminium.

Description

The property offers approximately 2,222 sq ft of storage/workshop space, with first floor office accommodation. The unit benefits from both single and double door access.

The ground floor consists of an open plan workshop and/or storage space extending to approximately 1,000 sq ft with a reception area and two stores. Finishes include suspended ceilings, recessed fluorescent lighting, a heating/cooling system. The 1st floor is accessed via a rear staircase and comprises an open plan office with two private offices to the front and a kitchen. Finishes include carpeted floors, LED lighting, heating/cooling system and radiators.



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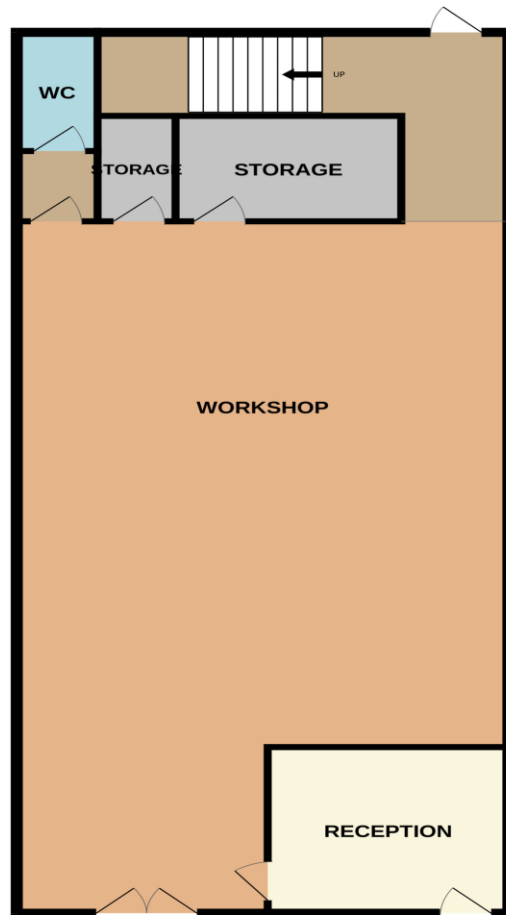


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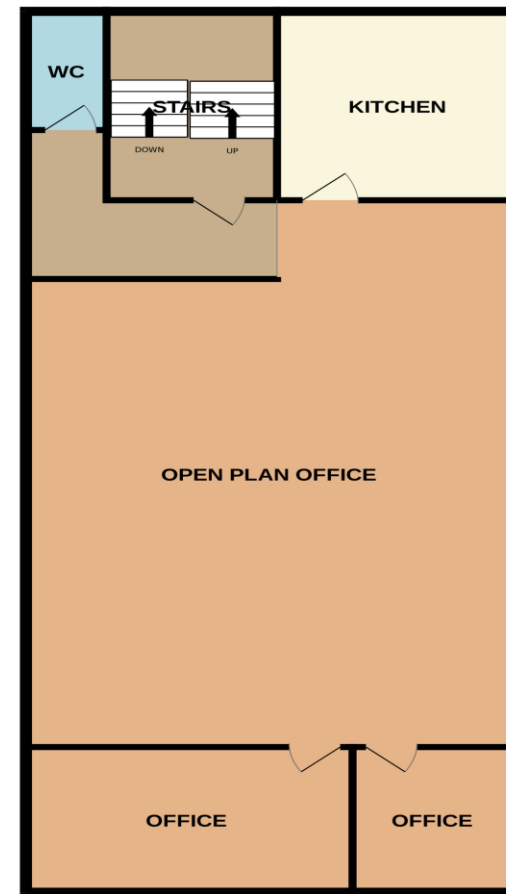
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Floor Plans

GROUND FLOOR



1ST FLOOR



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Tenure

Rent	£17,500 per annum exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis. Current budget of approximately at £702 per annum
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc. Current budget of approximately £1,019 per annum.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £10,900. The rate in the £ for 2024/25 is £0.547184 therefore, the estimated rates payable for 2024/25 is £5,964.31.

VAT

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

AML

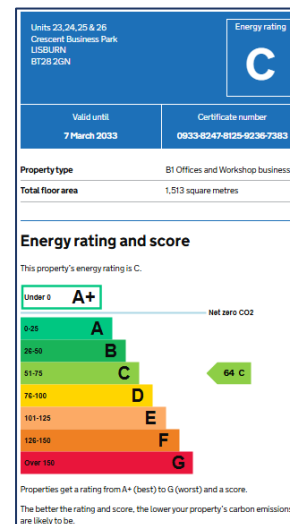
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Accommodation

Area		
Ground Floor Workshop	1,053 sq ft	97.8 sq m
Ground Floor Store	95 sq ft	8.8 sq m
1 st Floor Office	935 sq ft	86.9 sq m
1 st Floor Kitchen	139 sq ft	12.9 sq m
Total	2,222 sq ft	206.4 sq m

EPC

A copy of the EPC certificate is available below and can be made available on request.



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