



**To Let - Business Unit with High Quality Office Suite and
Warehouse/Workshop Accommodation**

15 Ballinderry Road, Lisburn, BT28 2SA

**AVISON
YOUNG**

Location

Located approximately 1 mile west of Lisburn City Centre and 10 miles south of Belfast city centre, the subject occupies a prominent site on the busy Ballinderry Road. The area is a thriving business part of the city with a number of national and local occupiers in both Knockmore Industrial Estate and Enterprise Crescent.

The location benefits from excellent road networks links with Junction 8 of the M1 motorway, approximately 2 miles distant. Public transport is available from Lisburn Bus Centre to the subject whilst the site benefits from high levels of communal parking.



Description

Subject comprises an excellent business unit with a Grade A office suite extending 1,968 sq ft and attached 3,322 warehouse/ workshop space.

Recently refurbished office fit out includes carpeted floors, painted plaster walls, suspended ceiling with incorporated AC units & LED lighting, and raised access floors.

Warehouse element is of steel portal frame construction and benefits from 2 no. electric roller shutter door. Internally the space provides warehouse/workshop space with 4.15 eves. The unit has a high-quality office/technician room fitted to include suspended ceiling with recessed LED lighting, perimeter turning and carpeted floors.

Externally the building benefits from ample communal parking. The neighbouring units (within same development) include a café and gym.

Please note an additional high quality office suite and other warehousing units are available on site.

Accommodation

The subject property provides the following approximate net internal areas:

Description	Sq. M	Sq. Ft
Office	182.8	1,968
Warehouse	308.6	3,322
Total	491.4	5,290

***Please note an additional high quality office suite and other warehousing units are available on site.**

Lease Terms

Term: By Negotiation
 Rent: £40,000 per annum exclusive
 Insurance: Tenant to reimburse the Landlord in respect of a fair proportion of the insurance premium.
 Repairs: Full repairing terms.

NAV

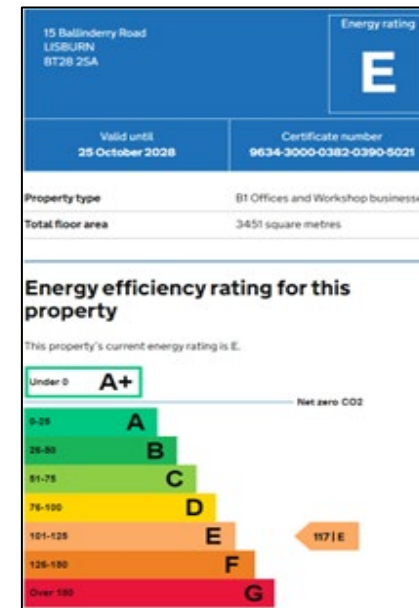
Unit NAV to be re-assessed by LPS. Further details available from agent.

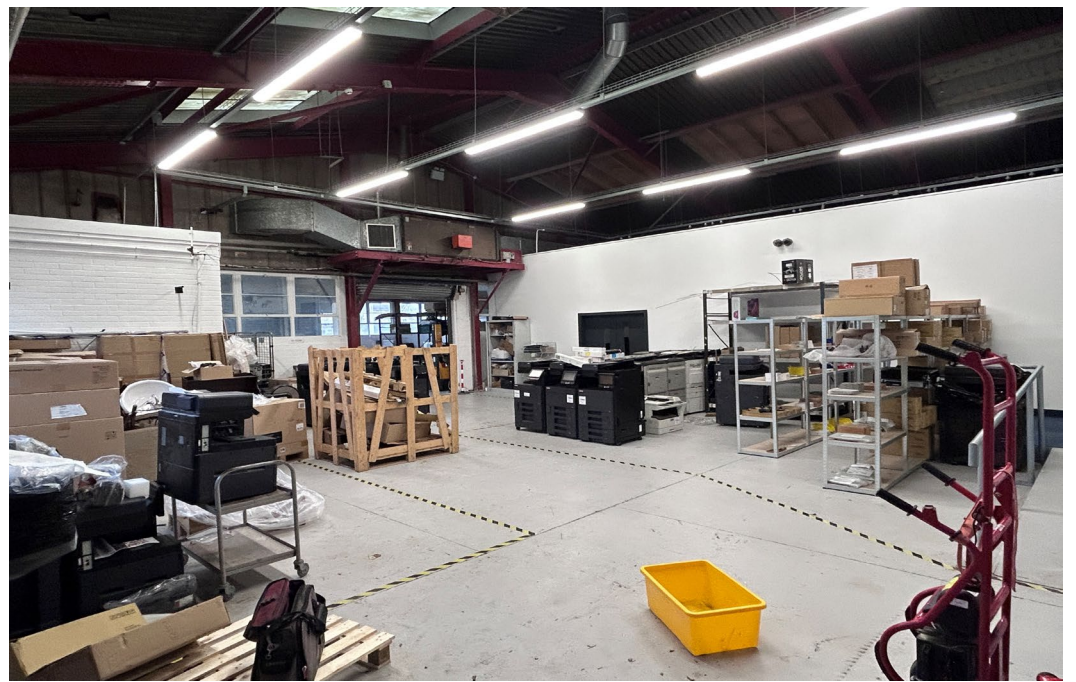
VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

EPC

Score – E 117





Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more, please contact:

James Nelson

+44 (0)28 9031 6121

James.t.nelson@avisonyoung.com

Gavin Weir

+44 (0)28 9031 6121

Gavin.weir@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

