



To Let

Fully Fitted High Quality Office Suite

Office Suite 1, 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

The subject comprises a recently fully refurbished office building situated on a prominent location on the Ballinderry Road. Internally the suite benefits from a mostly open space, along with a private office as well as a large staff break out area / kitchen. This space could also be used to create an impressive reception area. The open plan space benefits from high ceilings and plenty of natural light.

Following refurbishment, the internal fitout includes carpeted floors, painted plaster walls, suspended ceiling with incorporated AC units & LED lighting, and raised access 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 as well as a range of warehousing units are available on site.

Accommodation

The subject property provides the following approximate net internal areas:

Description	Sq. M	Sq. Ft
Office Suite 1	196.3	2,113

***Please note an additional high quality office suite as well as a range of warehousing units are available on site.**

Lease Terms

Term: By Negotiation
Rent: £22,000 per annum exclusive
Insurance: Tenant to reimburse the Landlord in respect of a fair proportion of the insurance premium.
Repairs: Effectively Full Repairing terms through service charge provision.

NAV

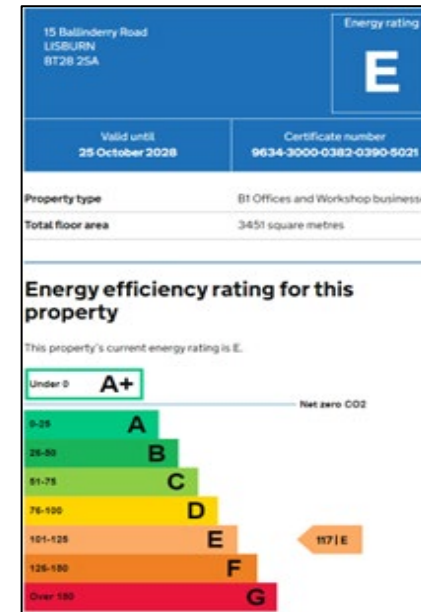
Unit NAV to be re-assessed by LPS. Further details available from agent.

VAT

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

EPC

Score – E 117





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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

