



To Let – Warehouse / Storage Unit

Unit 4, 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 large square shape warehouse unit situated on a prominent location on the Ballinderry Road.

The property is of a steel portal construction frame and benefits from an electric roller shutter and concrete floors. The unit benefits from a large mezzanine floor which could be utilised as an office space or storage area.

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

Please note a range of high quality office suites and other warehouse units are available on site.

Accommodation

The subject property provides the following approximate net internal areas:

Description	Sq. M	Sq. Ft
Unit 4	879.6	9,469
Unit 4 Mezzanine	181.9	1,959
Total	1,061.5	11,428

***Please note a range of high-quality office suites and warehouse units are available on site.**

Lease Terms

Term: By Negotiation
Rent: £55,000 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





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