

To Let (on flexible terms) Prominent Business Unit

Unit 4 Ballinderry Business Park, Lisburn



- Modern business unit within a parade of similar situated within close proximity to Lisburn City Centre
- Warehouse and ancillary office/ showroom accommodation extending to approx. 4,978 sq.ft (462.49 sq.m)
- High profile location benefitting from excellent visibility onto the Ballinderry Road and accessibility to the regions motorway network
- Nearby occupiers include The Wooden Floor Company, The Unreal Grass Company & Plumbing Trade Supplies

Savills Belfast
1st Floor Lesley Studios
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savills.ie



Location

The property occupies a highly prominent location on the Ballinderry Road which is located approximately 1.5 miles west from Lisburn City Centre and a further 10 miles south of Belfast City Centre. Surrounding occupiers include The Wooden Floor Company, The Unreal Grass Company & Plumbing Trade Supplies.

Description

The property comprises an end terrace business unit. Construction is by way of steel portal frame with block infill to approx. 5.3m with the remainder double skin cladding with double glazed aluminum framed windows, eaves height is 5.5m with a pitch of 8.54m.

The office/showroom element is finished to a high specification to include plastered painted walls, suspended ceilings and fluorescent strip lighting. The warehouse comprises concrete polished floor, block infill, double skin cladding and sodium downlighters with fluorescent strip lighting. The property further benefits from a mezzanine storage area, w/c facilities and a kitchen.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Office/Showroom	2.292	212.93
Warehouse	2.686	249.56
Total	4.978	462.49

Total Occupational Costs

The landlord will accept offers in the region of £25,000 per annum, to include (rent, rates, service charge and insurance) on flexible lease terms.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC

D90 – Certificate available upon request.

Inspections

Strictly by prior appointment with the selling agent.

Further Information/Viewings

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