

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

WAREHOUSE/BUSINESS UNIT
2242 SQ FT

**A5A, KNOCKMORE BUSINESS CENTRE,
MOIRA ROAD, LISBURN**



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LOCATION

Lisburn is located approximately 8 miles from Belfast and benefits from excellent levels of accessibility given the proximity of major junctions to the M1 Motorway, the A1 Newry/Dublin Road, Belfast International airport and the ports of Belfast and Larne.

The unit is located approximately 1.5 miles from Lisburn City Centre within the established Knockmore Business Centre, on the Moira Road, this is one of the main arterial routes from Lisburn City Centre.

DESCRIPTION

The subject property provides functional, easily accessible warehouse/business units within a purpose built business park environment and benefiting from excellent on site car parking facilities and road frontage.

Other occupiers within the Knockmore Business Centre include Stephen Moore Carpets, Ladbrokes and Bann Hire.

ACCOMMODATION

Unit A5A	2242 sq ft	(warehouse/office)
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A5A, KNOCKMORE BUSINESS CENTRE, MOIRA ROAD, LISBURN

LEASE DETAILS

Rent	£10,000 per annum
Term	Negotiable
Insurance	Tenant responsible for internal repairs.
Service Charge	A service charge is levied to cover an appropriate proportion of the cost of external repairs and maintenance of common areas (Approximately £1,062)

NAV

We have been advised by Land & Property Services that the NAV is £6,225. Therefore rates payable for the single unit are £3,459.

VAT

Prices, outgoings and rent do not include VAT which is chargeable.

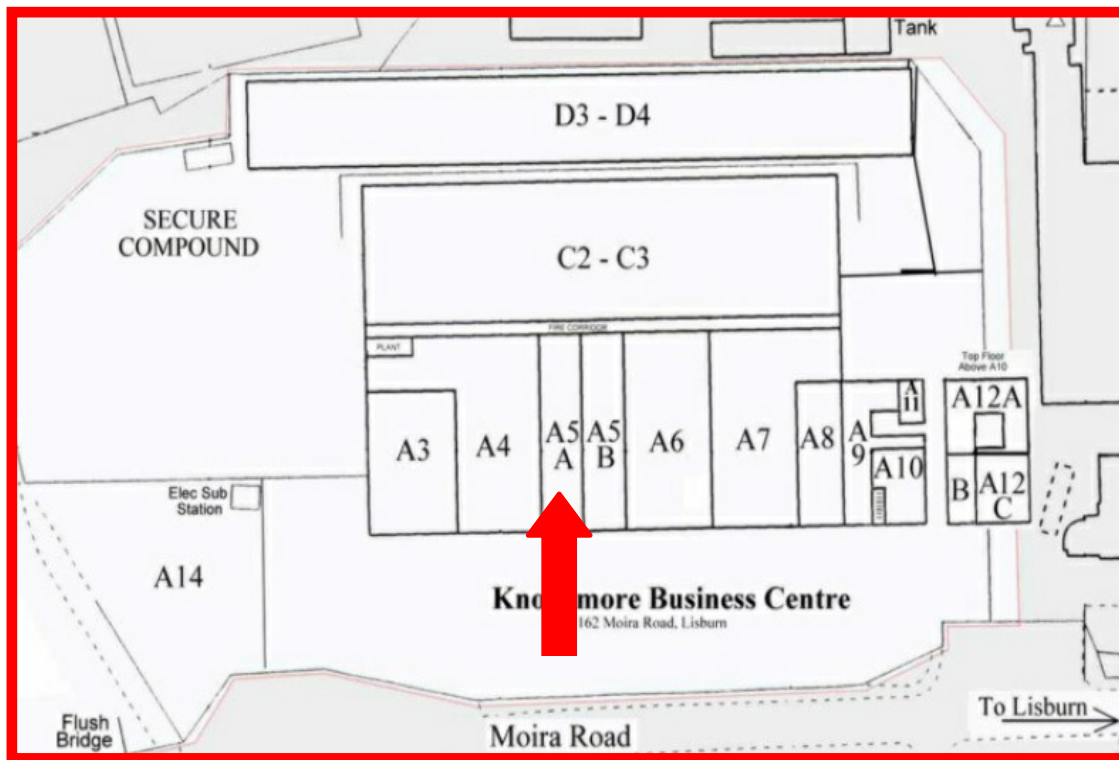
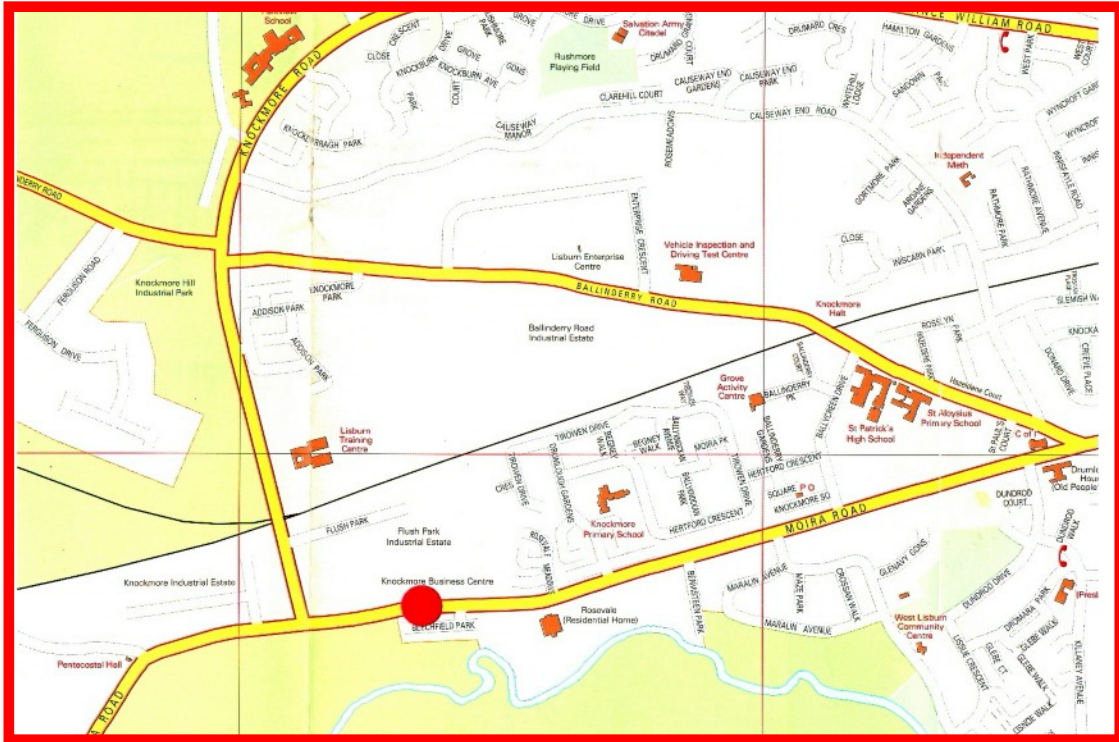
VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC.

LOCATION MAP



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