

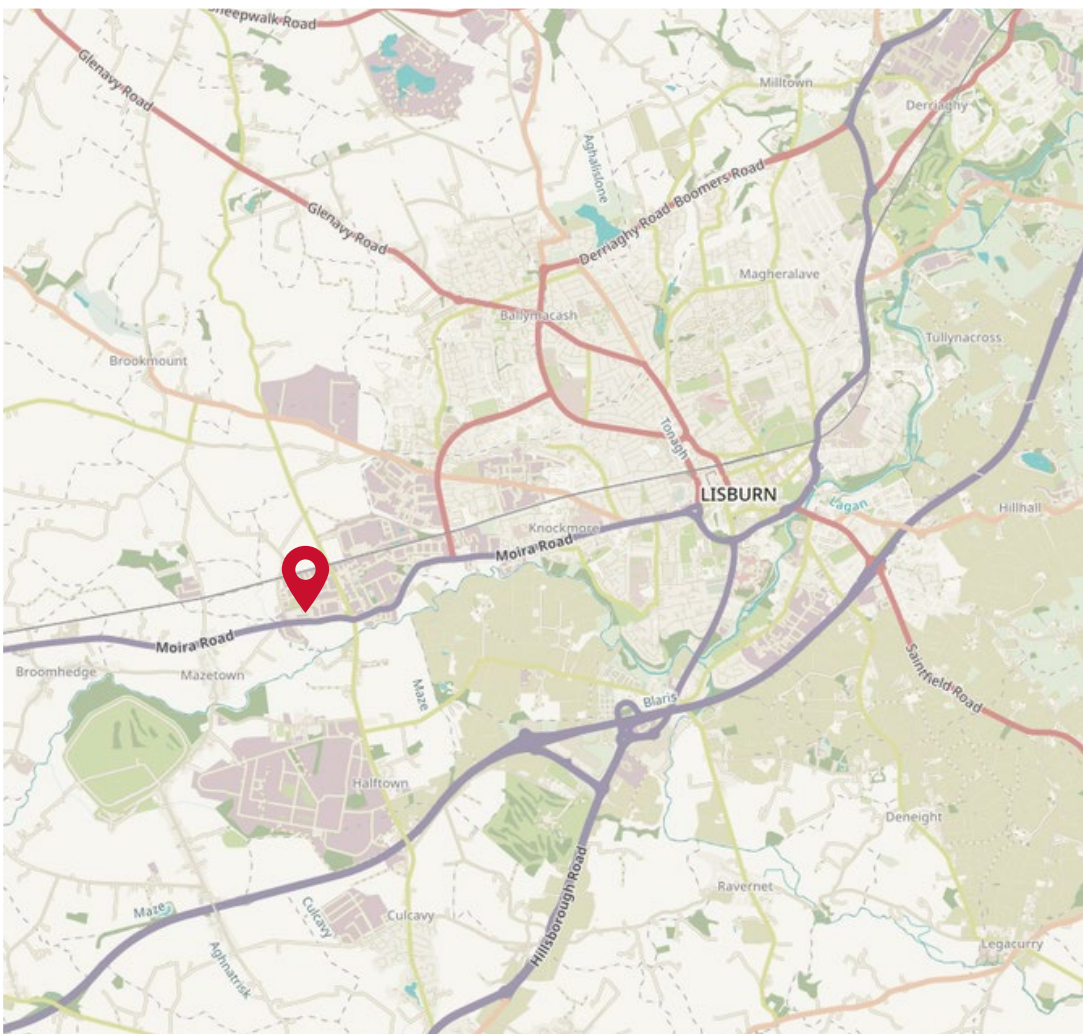
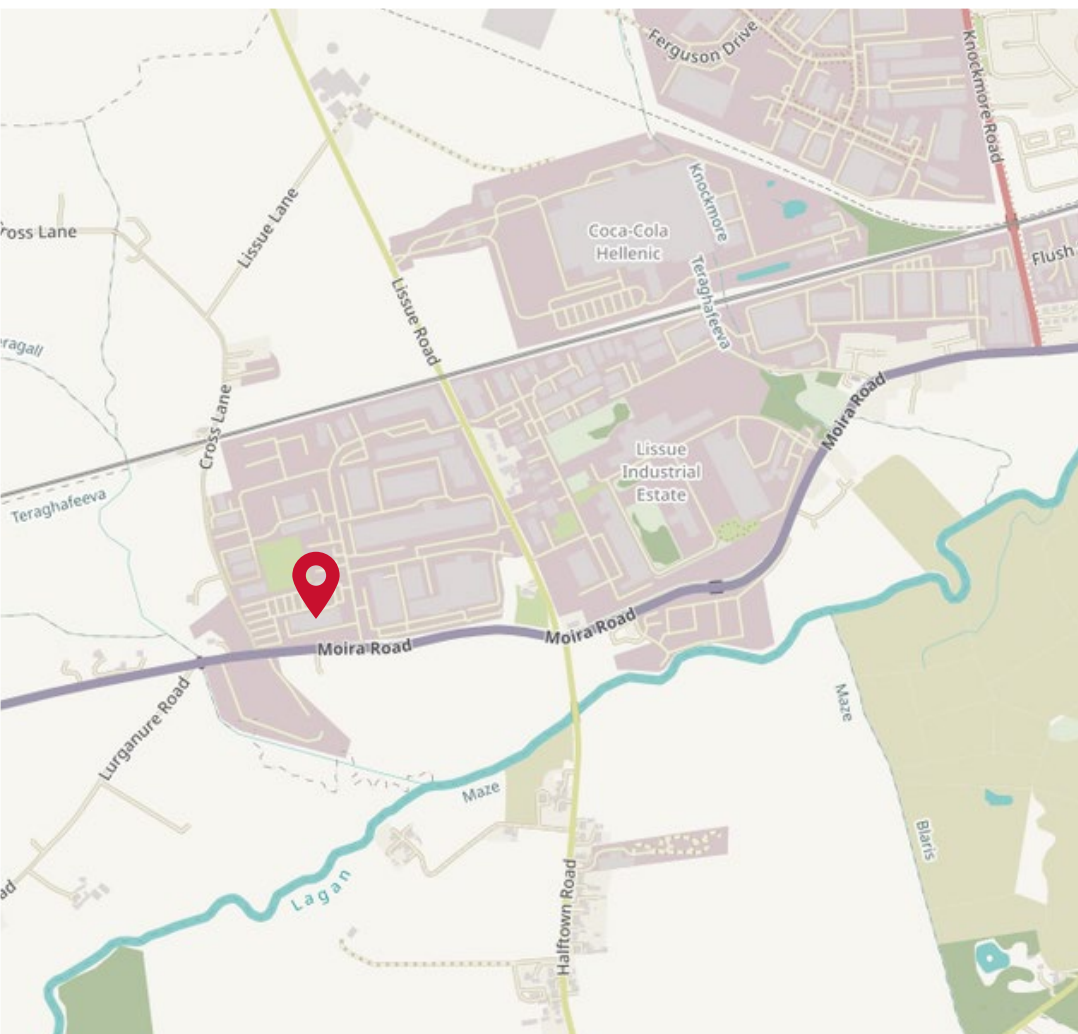
TO LET

Lambert
Smith
Hampton



Unit 2-3, 2 Rathdown Road, Lisburn, BT28 2RE

Warehouse accommodation with ancillary office space
extending to approximately 11,164 sq ft



LOCATION

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 at the Sprucefield Interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located off the highly successful Lissue Industrial Estate on the Moira Road, just outside of Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 Motorway. The property's strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from an ease of access North and South of the province and the Republic of Ireland. Occupiers within the vicinity include Coca Cola, Warmflow, Tata Steel, Edina Generators and Micon Distribution.

- 15 miles from Belfast International Airport
- 14 miles from Belfast City Airport
- 89 miles from Dublin Airport
- 15 miles from Belfast Port
- 33 miles from Larne Port
- 94 miles from Dublin Port





DESCRIPTION

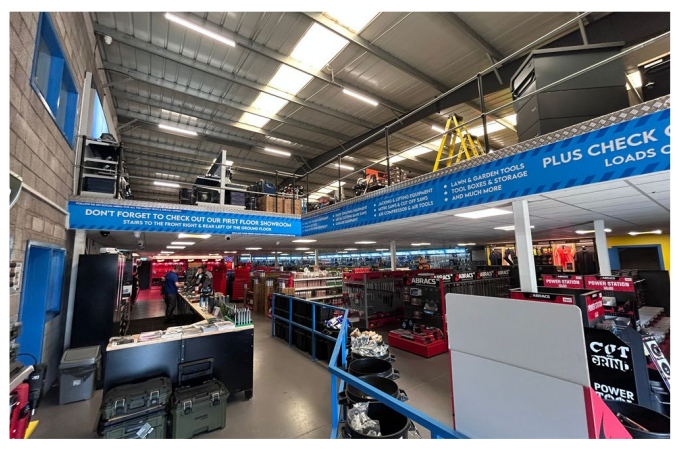
The subject property comprises warehouse accommodation totalling approximately 9,761 sqft and office accommodation across ground and first floor comprising approximately 1,110 sqft. The warehouse accommodation is currently split by internal partitioning wall however could be opened into a single floor area if desired.

The warehouse is finished to include:

- Steel portal frame construction
- Polished concrete flooring
- Translucent roof panels
- LED spot lighting
- 4.76m high roller shutter door access
- 2 no. pedestrian doors
- Secure communal yard space

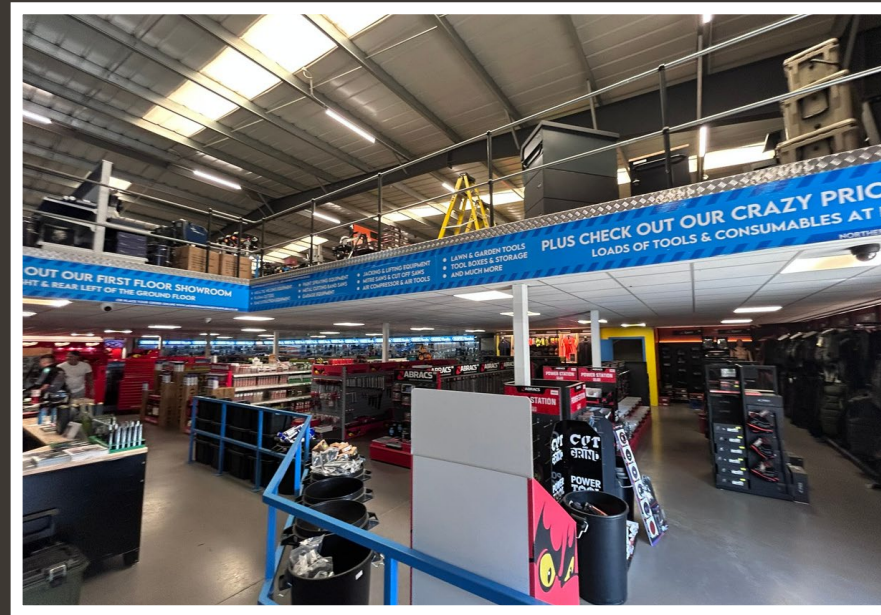
The offices are finished to include:

- Plastered and painted walls
- Suspended ceilings
- Lay-in LED lighting
- Carpeted flooring
- Glazed windows
- Kitchen/canteen facilities
- WC facilities



SCHEDULE OF ACCOMMODATION

Unit	Sq Ft
Office	1,110
Warehouse	9,761
Canteen	293
Total	11,164





For Further Information

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LEASE DETAILS

Rent - Price on Application.

Term - By negotiation.

Service Charge - A service charge will be levied to cover security, maintenance, repair and cleaning of all common areas.

Repairs & Insurance - Tenant will be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord.

RATEABLE VALUE

We have been advised by Land and Property Services that rates are as follows:

Net Annual Value: est £48,600

Rate Pounding 26/27: £ 0.5864

Rates Payable (if applicable): est £28,504 per annum

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

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