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Aerial **Tour**



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To Let

**Knockmore Industrial Estate,
Moira Road, Lisburn, BT28 2EJ**

Block A

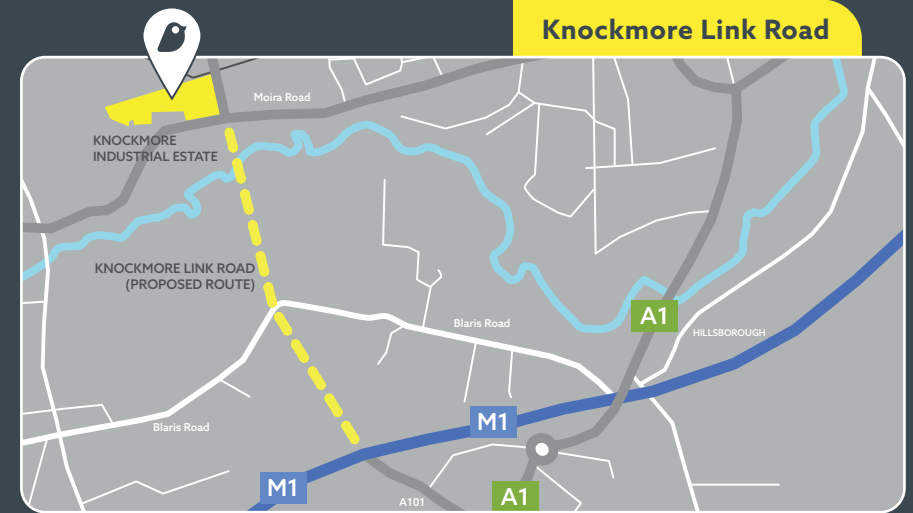
60,000 Sq Ft
(Subdivision Considered)

Location

The city of Lisburn is located 9 miles west of Belfast and is part of the Belfast Metropolitan Area. The city has excellent road access being adjacent to the M1 motorway which connects Belfast with the west of the province, and to Dublin and the Republic of Ireland.



Knockmore Link Road



The city also benefits from the main Belfast/Dublin rail line and is 17 miles from Belfast International Airport and 13 miles from George Best Belfast City Airport. The ports of Belfast (23 miles), Larne (33 miles) and Warrenpoint (47 miles) are also easily accessible. Lisburn is the third largest city in Northern Ireland with a population of 120,165 people (2021 census).

Knockmore Industrial Estate is located approximately 1.5 miles from Lisburn City Centre on the corner of the junction of the A3 Moira Road and Knockmore Road. The proposed Knockmore Link Road will provide direct access to the M1 Motorway on completion.

Occupiers in the immediate area include Coca Cola, Tata Steel, Creative Composites, McAvoy Group, Boomer, Ford Motors, ASSA ABLOY and Camlin Group.

Unit A

Block A is a modern warehouse of brick and steel construction with double skin cladding, there are 3x no. dock levellers and a dedicated service yard with as ample parking.

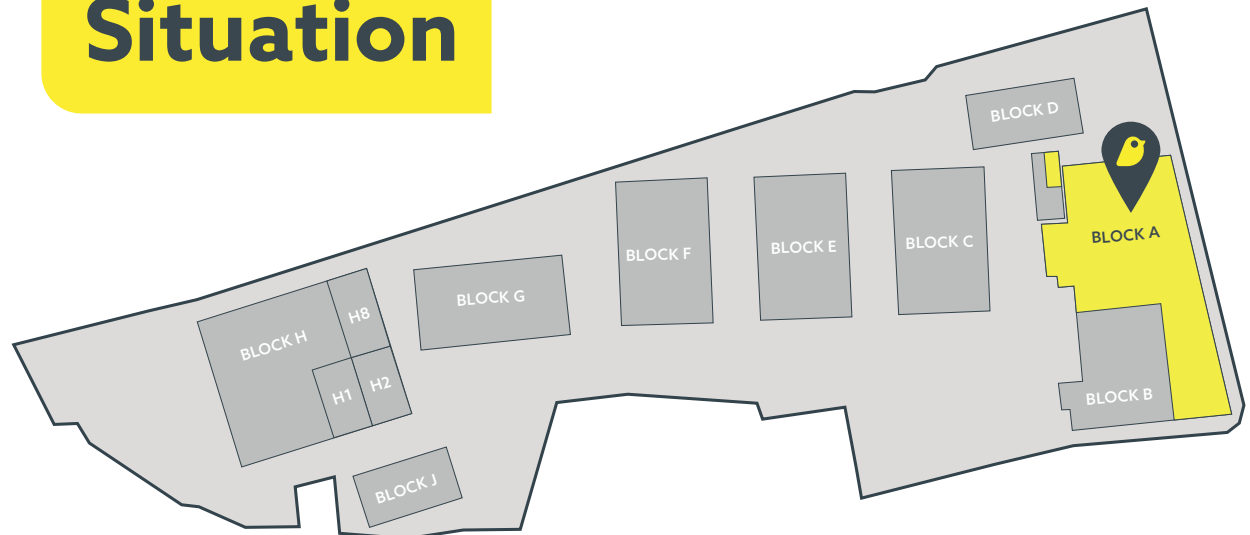
The warehouse is part 10m high bay (20,000 sq.ft.) with the remainder being 6m eaves. The property also benefits LED lighting throughout and modern staff facilities including office, canteen, and toilets.

Floor	Sq M	Sq Ft
Unit G	5,574	60,000
Total	5,574	60,000

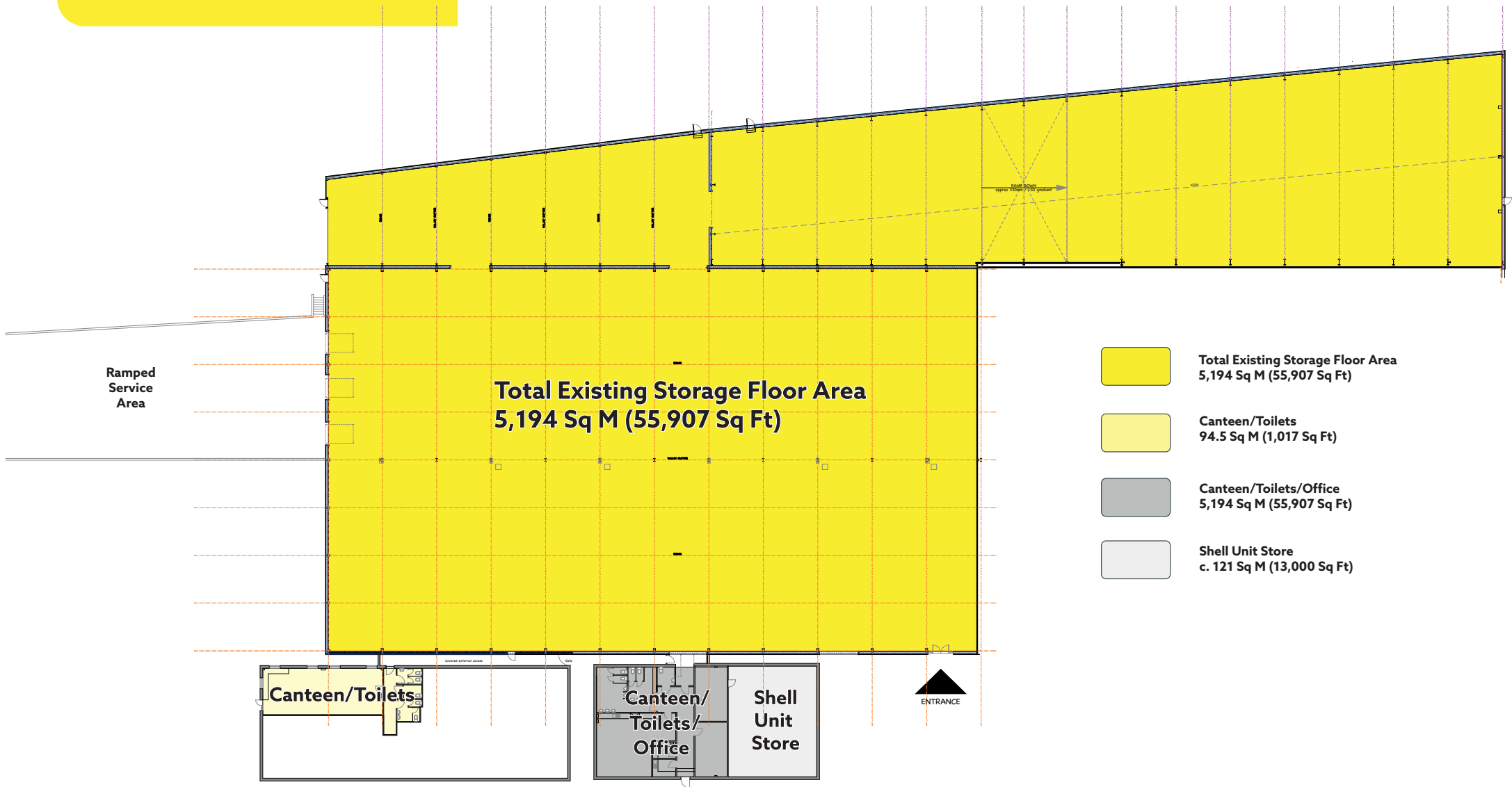
Term	Min 5 year term.
Rent Per Sq Ft	£6.00
Rent P.A.	£360,000 (Exclusive of VAT)
Service Charge	Service Charge is currently estimated at approximately £0.30p per square foot.
Insurance	Estimated at approx. £9,000 P.A.
Rates	The tenant will be responsible for the payment of rates for the duration of their tenancy.
NAV	NAV (2023 List) £97,450
Rate in the £	Non Domestic Rate in the £ 2023/24 for Lisburn & Castlereagh 0.256984



Situation



Floor Plan



Aerial



Contact

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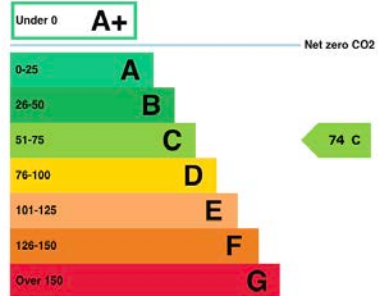
stephen@finchCRE.com

VAT

The premises are elected for VAT and as such VAT will be payable on all outgoings.

EPC - C74

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

KNOCKMORE
INDUSTRIAL ESTATE

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