

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

EXCELLENT FIRST FLOOR OFFICE SUITES
744-1610 SQ FT

**A12A & A12B, KNOCKMORE BUSINESS CENTRE,
162 MOIRA ROAD, LISBURN**



3rd FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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LOCATION

Lisburn is located approximately 8 miles from Belfast and benefits from excellent accessibility due to the close proximity of major road networks. The subject property is located approximately 1.5 miles from Lisburn city Centre within the established Knockmore Industrial Estate, on the Moira Road, one of the main arterial routes from Lisburn City Centre.

The unit benefits from excellent levels of accessibility given the proximity of major junctions to the M1 Motorway, the A1 Newry/Dublin Road, Belfast International and City Airports and the Ports of Belfast and Larne.

Other occupiers within Knockmore Business Centre include ATS, Ladbrokes, Wolseley Plumbing and Bluebird Care.

DESCRIPTION

The subject property provides modern first floor office accommodation which is accessed via shared staircase, benefiting from intercom door entry systems.

The office suite is finished to include suspended ceilings with recessed lighting, plastered and painted walls, carpet covered floors and perimeter trunking and WC facilities.

Externally, the property benefits from extensive on site car parking.

ACCOMMODATION

A12A	744 sq ft	69.11 sq m
A12B	906 sq ft	84.17 sq m

Suites available together or separately.

A12A, KNOCKMORE BUSINESS CENTRE, MOIRA ROAD, LISBURN

LEASE DETAILS

Rent	A12a	£5,950 per annum	
	A12b	£7,250 per annum	
Term	Negotiable.		
Service Charge	A service charge will be levied to cover an appropriate proportion of cost of external repairs and maintenance of common areas etc. This is currently approximately £0.40 per sq ft.		
NAV			Payable
A12A	£5,250		£2654.45
A12B	£3,450		£1744.36

This property may also benefit from Small Business Rebate of 25%.

VAT

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

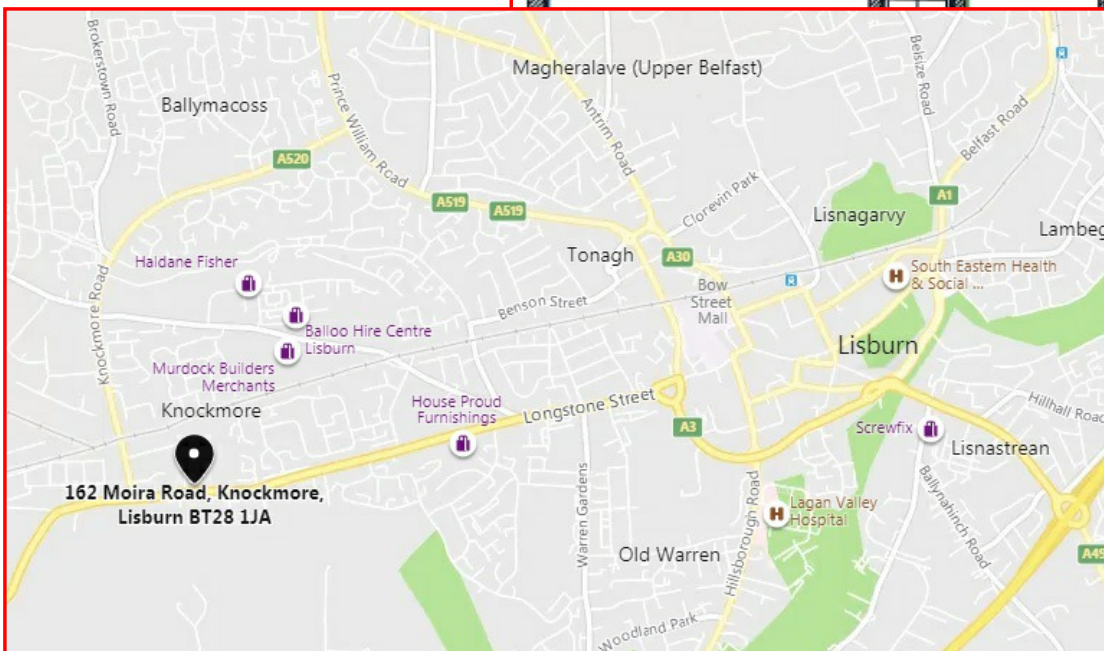
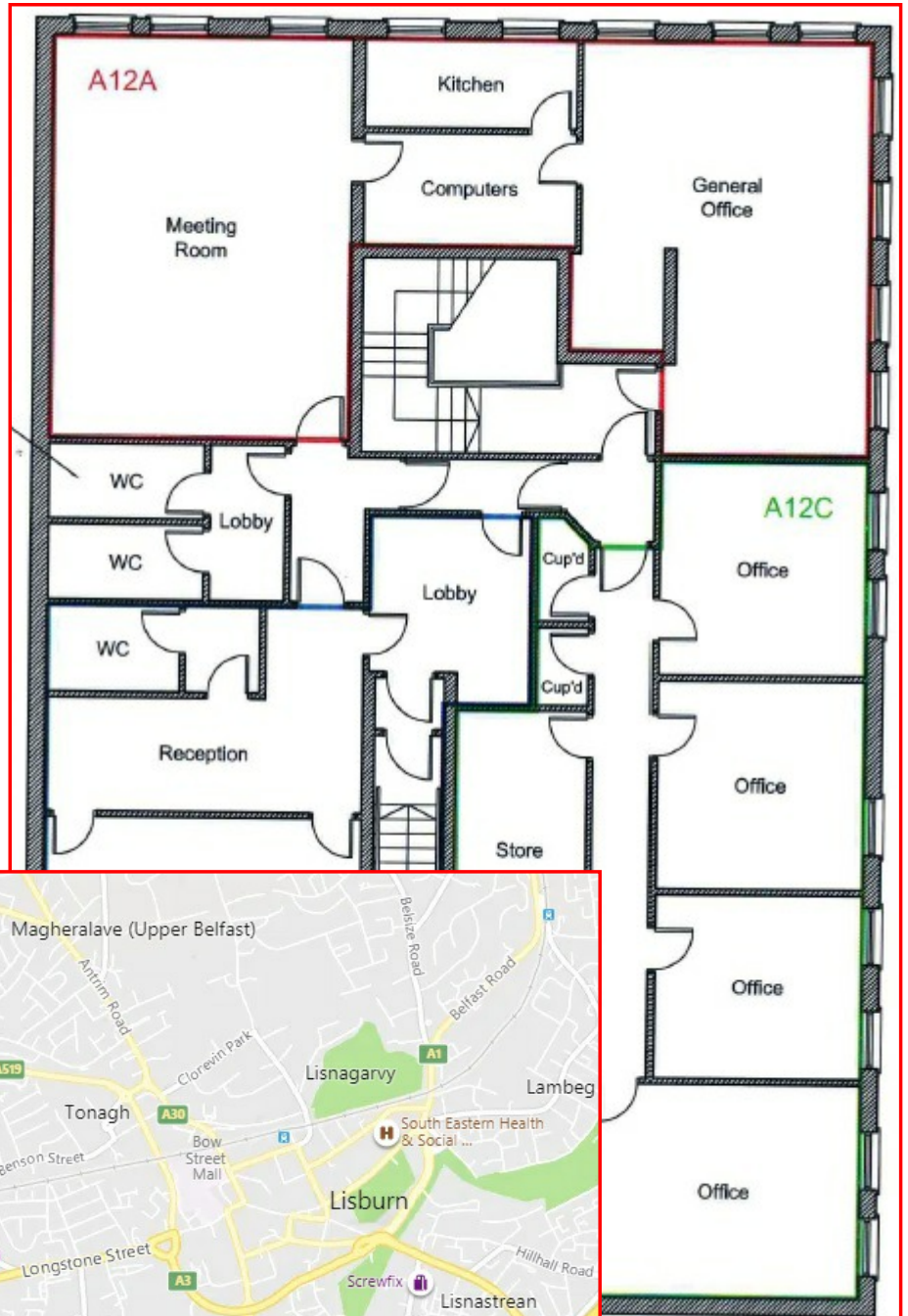
VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC.

LOCATION MAP



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