

Campbell Cairns

Commercial

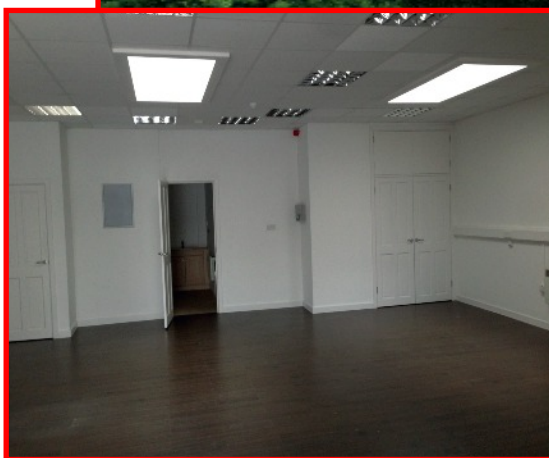
CONSULTANT SURVEYORS AND VALUERS

JEREMY CAIRNS BSc MRICS RONAN CAMPBELL BSc (Hons) MRICS
Associate AINE LAVERY BSc (Hons) MRICS

TO LET

RETAIL UNIT/SELF CONTAINED OFFICES/SHOWROOM

**UNIT 11, ROSEVALE INDUSTRIAL ESTATE,
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 Rosevale 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.

Occupiers in Rosevale Industrial Estate include WJ Law, Advanced Veterinary Care, Aqua Dog Hydrotherapy and Luce Balloons.

DESCRIPTION

Internally, the accommodation provides superb own door office accommodation on the ground floor. The office is finished to a high standard to include suspended ceiling, plastered and painted walls, recessed fluorescent strip lighting, perimeter trunking and WC facilities.

ACCOMMODATION

Unit 11 - 898 sq ft (83.42 sq m)

LEASE DETAILS

Rent £7,250 per annum exclusive.

Term Negotiable. Flexible terms available.

UNIT 11 ROSEVALE INDUSTRIAL ESTATE, MOIRA ROAD, LISBURN, BT28 1RW

Service Charge

A service charge will be levied to cover an approximate proportion of costs of external repairs and maintenance of common areas. This is approximately 40p per sq ft.

NAV

We have been advised by Land ad Property Services that the NAV of the subject property is £3,300. Rate poundage for 2018/2019 is £0.555698 therefore rates payable are approximately £1,833 per annum.

VAT

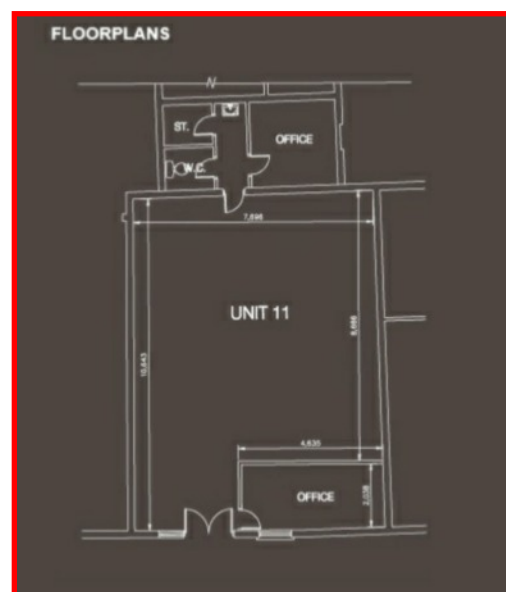
Prices, outgoing and rent do not include VAT which may be chargeable.

VIEWING

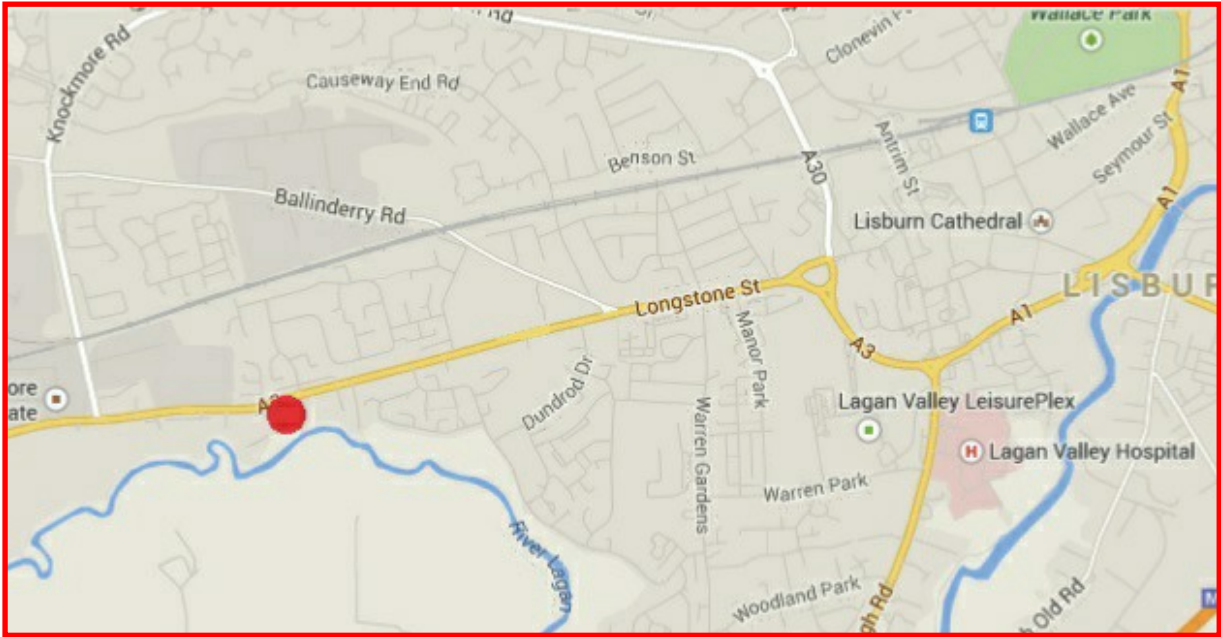
Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

ENERGY PERFORMANCE CERTIFICATE

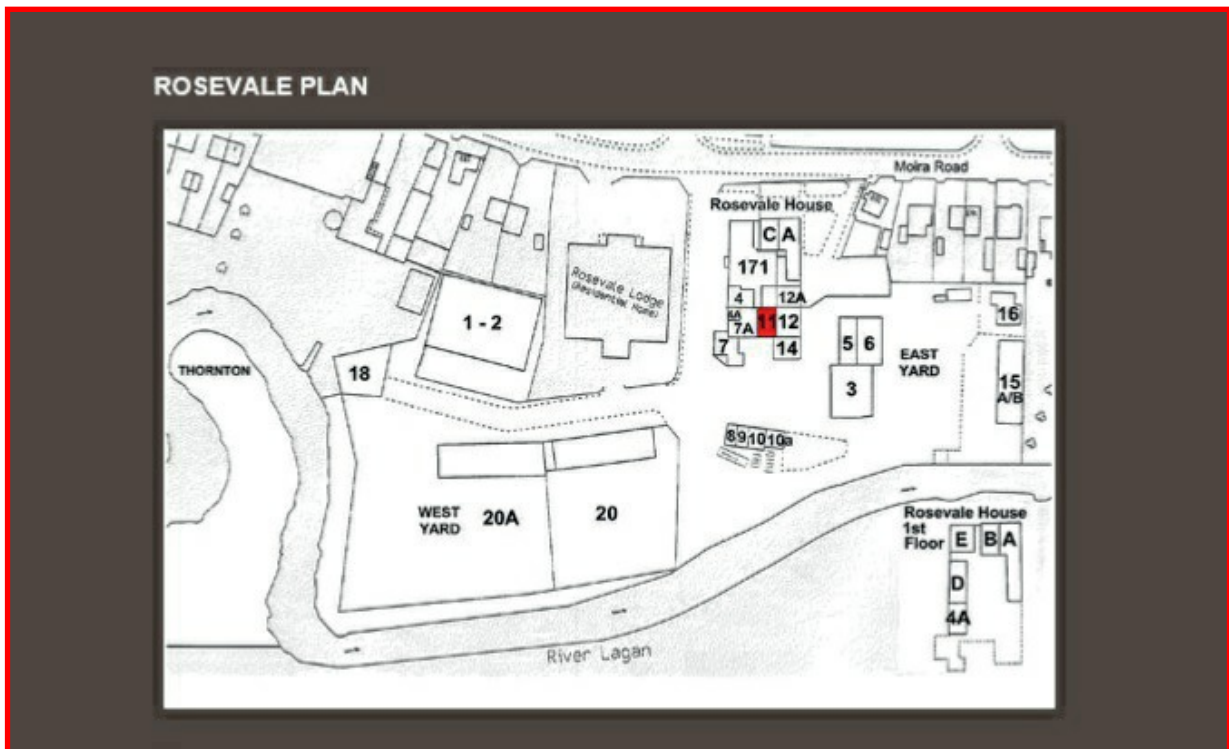
Awaiting EPC



LOCATION MAP



STORAGE UNITS MAP



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