

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

PROMINENT WAREHOUSE WITH TRADE COUNTER
3,406SQ FT

**UNIT A3, KNOCKMORE BUSINESS CENTRE,
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 given the proximity to the M1 Motorway, and the A1 Newry/Dublin Road.

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.

Other occupiers within Knockmore Business Centre include Ladbrokes and Bann Hire.

DESCRIPTION

The subject property comprises a large warehouse with a substantial mezzanine. The unit has a trade counter at the entrance finished with suspended ceiling, kitchenette and WC facilities. The warehouse is finished to include stripped fluorescent lighting, brick and block walls along with 2 electric roller shutters.

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

ACCOMMODATION

Trade Counter/Sale Area	718 sq ft	66.78 sq m
Warehouse GIA	2,688 sq ft	249.8 sq m
Mezzanine GIA	1,552 sq ft	144.23 sq m

LEASE DETAILS

Rent £18,000 per annum exclusive.

A3, KNOCKMORE BUSINESS CENTRE, MOIRA ROAD, LISBURN

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.

NAV

We have been advised by Land & Property Services that the NAV of the subject property is £8,550.00. Rate poundage for 2020/2021 is £0.505611 therefore rates payable are approximately £4322.97

VAT

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

VIEWING

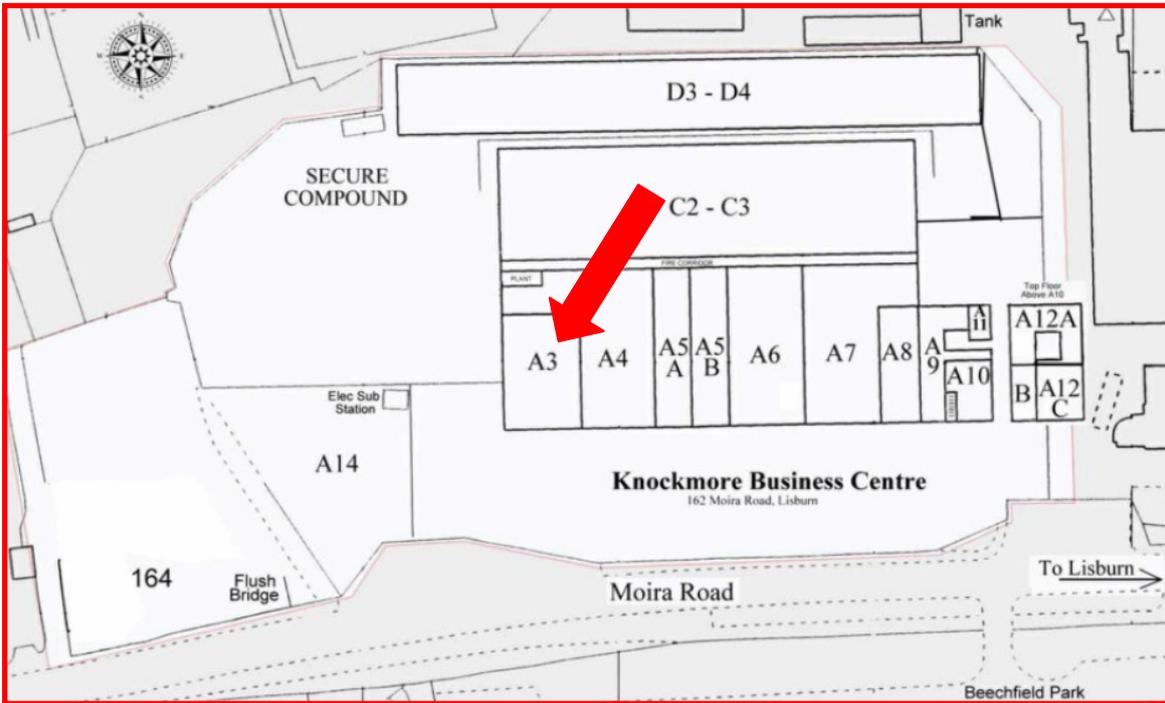
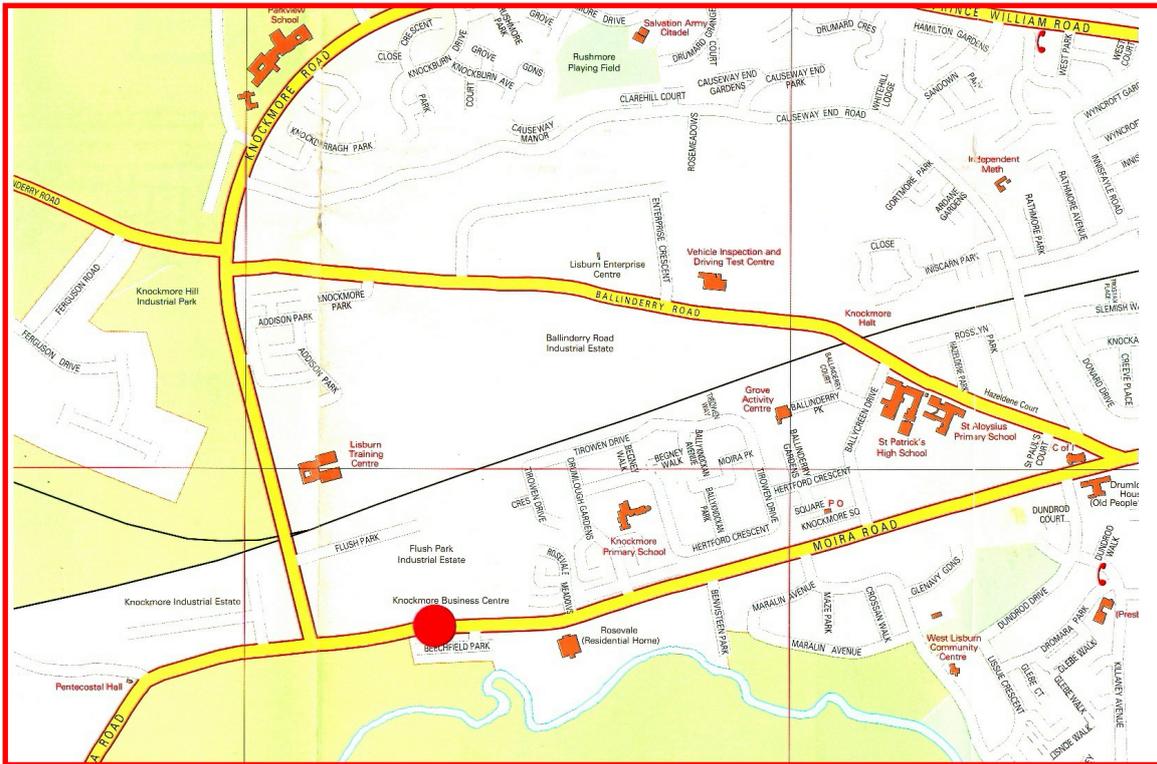
Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC.



LOCATION MAP



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