

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

JEREMY CAIRNS Bsc MRICS RONAN CAMPBELL Bsc(Hons) MRICS

Associate AINE FEARON BSc (Hons) MRICS

TO LET

MODERN OFFICE SUITE
WITH GENEROUS ON-SITE CAR PARKING

**171J ROSEVALE INDUSTRIAL ESTATE,
MOIRA ROAD, LISBURN**



7th FLOOR | 2-12 MONTGOMERY STREET | BELFAST BT1 4NX | TEL **028 9024 9024** | FAX 028 9023 1231

EMAIL info@campbellcairns.com | WEB www.campbellcairns.com

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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, airports and ports.

The industrial estate is located on the Moira Road, one of the main arterial routes from Lisburn City Centre, to the M1 Motorway.

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

DESCRIPTION

The subject unit provides superb, own door office accommodation spread over ground and first floor. The office is finished to a high standard to include suspended ceiling, plastered and painted walls, recessed fluorescent strip lighting, perimeter trunking, electric heating and kitchen and WC facilities.

Externally the property benefits from generous on site car parking.

ACCOMMODATION

The following approximate areas have been calculated in accordance with the RICS Code of Measuring Practice - 6th Edition.

Ground Floor

Office 1	46 sq ft	4.27 sq m
Kitchen	78 sq ft	7.24 sq m

First Floor

Office 1	84 sq ft	7.78 sq m
Office 2	98 sq ft	9.06 sq m
Office 3	113 sq ft	10.47 sq m
Office 4	125 sq ft	11.61 sq m
Total	544 sq ft	50.43 sq m

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LEASE DETAILS

Rent	£7,750per annum exclusive.
Term	Negotiable (flexible terms available).
Service Charge	A service charge will be levied to cover an appropriate proportion of costs of external repairs and maintenance of common areas etc.

NAV

Estimates available upon request.

VAT

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

VIEWING

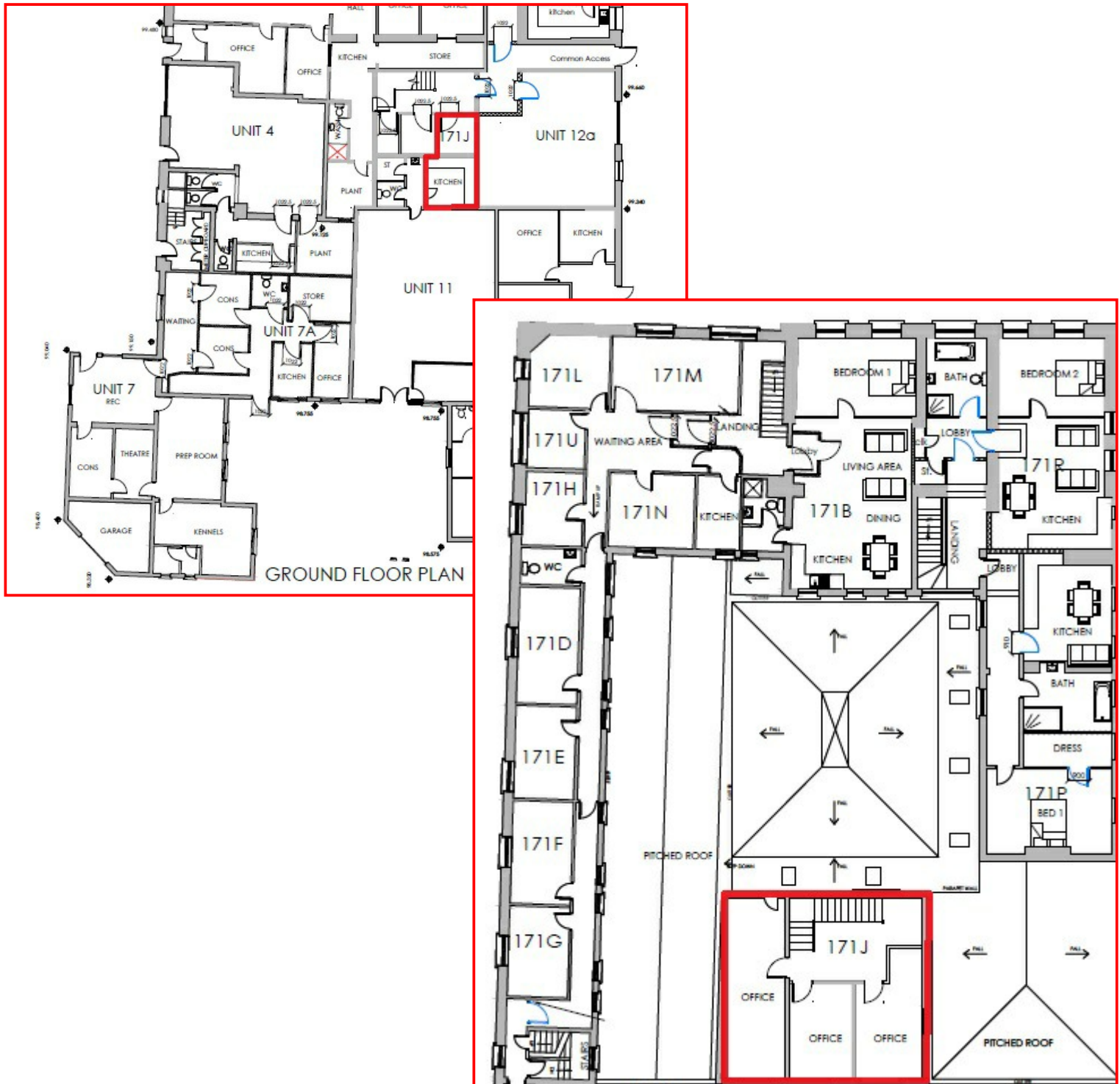
Strictly by appointment through Campbell Cairns:-

Emily Law

email - emily@campbellcairns.com

Tel: 028 9024 9024

ROSEVALE HOUSE INTERNAL MAP



www.campbellcairns.com

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