

Lisney

OFFERS INVITED:

High Profile Commercial Development Opportunity With Full Planning Permission for c. 6,075 sq m of Class B Business Accommodation

LANDS SITUATED ON THE FORMER VISTEON FACTORY SITE,
FINAGHY ROAD NORTH, BELFAST

01

CONTACT

Lloyd Hannigan
028 9050 1501
lhannigan@lisney-belfast.com

BRIEF

- High profile commercial development opportunity
- Prominent location adjacent to the M1 Motorway
- Full planning permission for a commercial development comprising c. 6,075 sq m of business accommodation (Class B)



WWW.LISNEY.COM

LOCATION

The subject property occupies a prominent location adjacent to the M1 Motorway, approximately 4.2 miles south west of Belfast City Centre.

The subject lands form part of the former Visteon Factory site and will have access via Finaghy Road North on a prominent location adjacent to the M1 Motorway and wider Motorway network.

The subject lands form part of a comprehensive regeneration scheme which will provide 244 no. social, private/affordable residential units along with dedicated community space. Construction on the scheme is due to commence in late 2016.

The 'Visteon' lands represent one of the largest and most prominent

brownfield regeneration sites in Belfast.

DESCRIPTION

The subject property comprises c. 2.59 acres of commercial development lands forming part of a 21.5 acre brownfield site which will be regenerated in its entirety.

The subject lands are largely flat in topography and benefit from full planning permission for a commercial development comprising c. 6,075 sq m (Gross Internal Area) of employment generating Class B business space.

Further details on the approved planning permission are set out below.

The property will be offered as a fully remediated and serviced site with access from Finaghy Road North.

SITE LAYOUT



PLANNING

Full planning permission on the property has been approved for a commercial development comprising c. 6,075 sq. m (Gross Internal Area) of Class B (Class B1b, B1c & B2) business accommodation with associated parking and access from Finaghy Road North.

The proposed scheme was approved under planning reference no. Z/2013/1434/E.

A copy of the planning consent and associated drawings can be made available upon request.

ACCOMMODATION SCHEDULE

As per the approved planning consent.

	Gross Internal Floor Area (m2) (gross external areas indicated in red)			
	Ground	First	Second	Third
Block A	371 (401)	371 (401)	371 (401)	371 (401)
Block B	550 (587)	550 (587)	550 (587)	550 (587)
Block C	797 (835)	797 (835)	797 (835)	0
Total (All Blocks)	6,075 (6,457)			
	65,391 sq ft (69,503 sq ft)			

INDICATIVE ELEVATIONS OF APPROVED
ACCOMMODATION

Block A



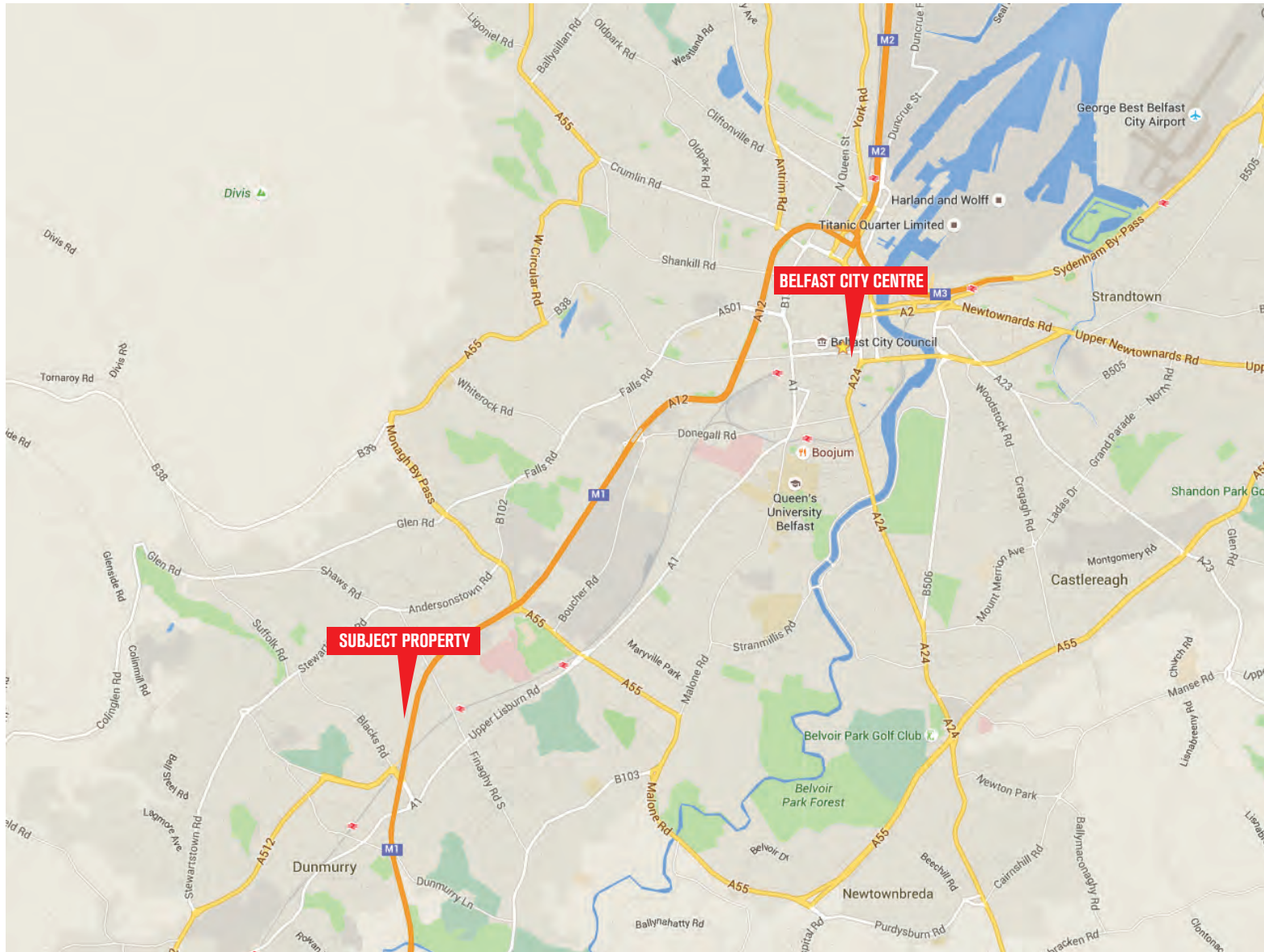
Block B



Block C



LOCATION MAP



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

LANDS SITUATED ON THE FORMER VISTEON FACTORY SITE, FINAGHY ROAD NORTH, BELFAST

TITLE

We have been advised that the property is held Freehold

OFFERS

Offers are invited for the freehold interest in the property.

CONTACT

Lloyd Hannigan
028 9050 1501
lhannigan@lisney-belfast.com