

Lisney

TO LET

High Specification, High Bay Warehousing With
Modern Ancillary Office Accommodation

21 MULLAGHGLASS ROAD,
LISBURN, BT28 3SN

CONTACT

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High specification, high bay warehousing (c. 14,150 sq. ft.) with modern ancillary office accommodation (c. 3,103 sq. ft.) on a secure site of approximately 2.20 acres.

- Excellent quality warehousing with modern ancillary office accommodation
- Full planning permission for use as a recycling facility
- Generous eaves height of 7.50 metres
- Prominent roadside location
- Suitable for a variety of commercial uses, subject to the necessary planning and statutory consents



LOCATION

The subject property occupies a prominent roadside location adjacent to the junction of Mullaghglass Road, Pond Park Road and Sheepwalk Road.

The property is situated approximately 3.5 miles north west of Lisburn City centre and c. 7 miles south west of Belfast International Airport.

The Lisburn district has the largest residential population beyond Belfast and benefits from excellent linkages to the public transport and road networks, providing ease of access to the M1 Motorway and wider motorway network.

The immediate area comprises a mix of residential and commercial uses with occupiers such as Whitemountain, Jordan Concrete and Whitemountain Tyres all located nearby.

DESCRIPTION

The subject property comprises c. 14,150 sq. ft. of high specification, high bay warehousing along with c. 3,103 sq. ft. of modern, ancillary office accommodation arranged over ground and first floor levels.

The existing buildings are situated on a generous, level site c. 2.20 acres which has been part surfaced in hardstanding/tarmac and secured with metal palisade fencing.

The property benefits from generous eaves heights of c. 7.50 metres and has 4 no.

electric roller shutter doors. The property is serviced with a '3 phase' power supply.

The building has been constructed to the following specification:

- Steel portal frame
- Metal profile cladding
- Insulated, translucent roof panelling
- Floated concrete flooring

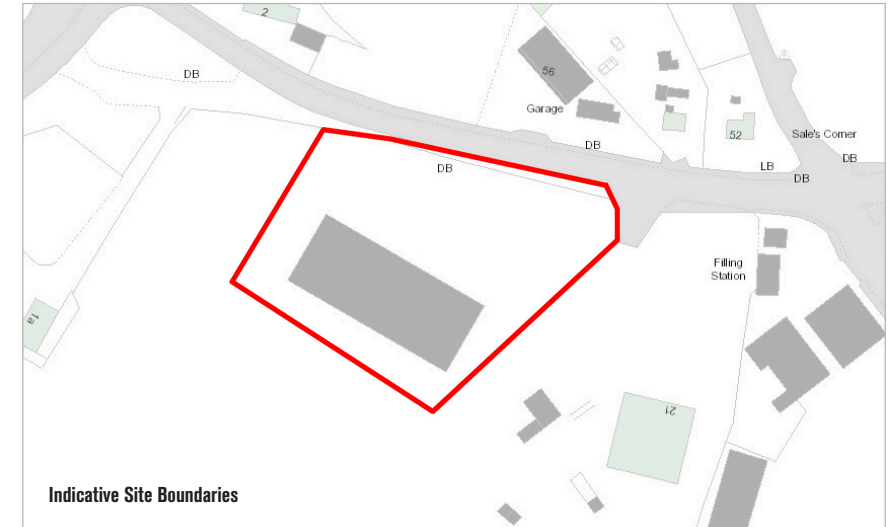
The ground floor office accommodation has been finished to include suspended ceilings, solid tiled flooring, plastered & painted walls and recessed fluorescent tube lighting.

ACCOMMODATION

	<i>Sq M</i>	<i>Sq Ft</i>
<i>Warehousing</i>	<i>1,314.60</i>	<i>14,150</i>
<i>Ground Floor Offices/Kitchen</i>	<i>139.63</i>	<i>1,503</i>
<i>First Floor Offices</i>	<i>148.64</i>	<i>1,600</i>
<i>Total Gross Internal Area</i>	<i>1,602.87</i>	<i>17,253</i>

Scaled floor plans for the property can be made available to interested parties upon request.

BOUNDARY MAP



AERIAL IMAGE



IMAGES



PLANNING

The property benefits from full planning permission for use as recycling facility to incorporate.

“Waste separation, crushing and screening of inert and non-hazardous waste for re-use”.

Planning permission was approved under planning ref no. S/2007/0656/F.

A copy of the planning consent, to include details of permitted waste on the site can be provided upon request.



EPC - C68

Energy Performance Certificate Northern Ireland
Non-Domestic Building

21 Mullaghglass Road
LISBURN
BT28 3SN

Certificate Reference Number:
0090-0936-7499-4298-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

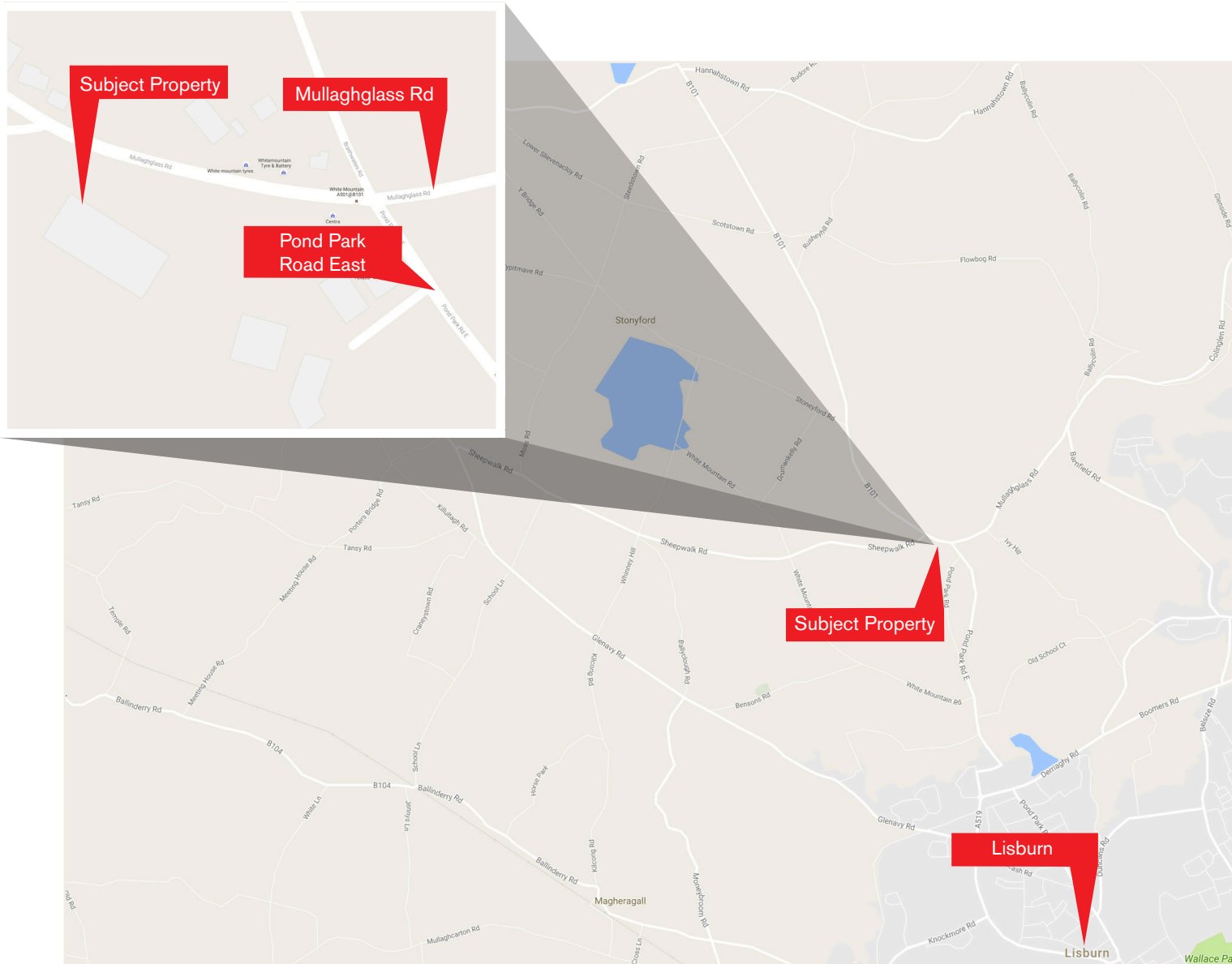
F 126-150

G Over 150

Less energy efficient

◀ 68 This is how energy efficient the building is.

LOCATION MAP



LEASE TERMS

Rent - £45,000 per annum excl.
Term - subject to negotiation

The space will be offered on effectively Full Repairing and Insuring Terms via recovery of a service charge.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, buildings insurance and upkeep of common areas.

Current service charge estimate TBC.

RATES

The payment of business rates will be the responsibility of the tenant.

Net Annual Value	£43,900
Rates payable 2016/17	£22,982

VAT

All prices, outgoing and rentals are stated exclusive of, but may be liable to VAT.

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.