



**TO LET**

**13 Ballinderry Road, Lisburn, BT28 2SA**

Prominent Warehouse with ancillary offices on a self-contained site

**Lisney**

## Features

- Warehouse and office accommodation c. 5,871 sq.ft.
- Site area of approximately 0.37 acres
- Car parking for c. 25 cars

## Location

The property is located on the Ballinderry Road, off the Moira Road in Lisburn, approximately 5 minutes from the city centre and easily accessible to the M1 motorway.

Knockmore Industrial Estate and Enterprise Crescent are located in close proximity.

The surrounding area is predominantly of warehousing/ industrial and office use.

## Description

The accommodation comprises a ground floor production area/warehouse with reception, office, kitchen, w.c and shower facilities.

The warehouse is constructed of block walls and upper wall & roof cladding, concrete floors, fluorescent strip lighting, male and female W.C.'s, alarm system and electrically operated roller shutter.

The office accommodation is finished to include wooden and carpeted floors, plastered and painted walls.

Externally there is an electrically controlled front entrance gate and a large concrete car park to the front for c. 25 cars.

## Floorplans

Available on request.

## Accommodation

FLOOR LEVEL	AREA (SQ FT)	AREA (SQ M)
Ground Floor	4,810	446.85
First Floor	1,061	98.57
<b>Total</b>	<b>5,871</b>	<b>545.42</b>



## Rear Yard

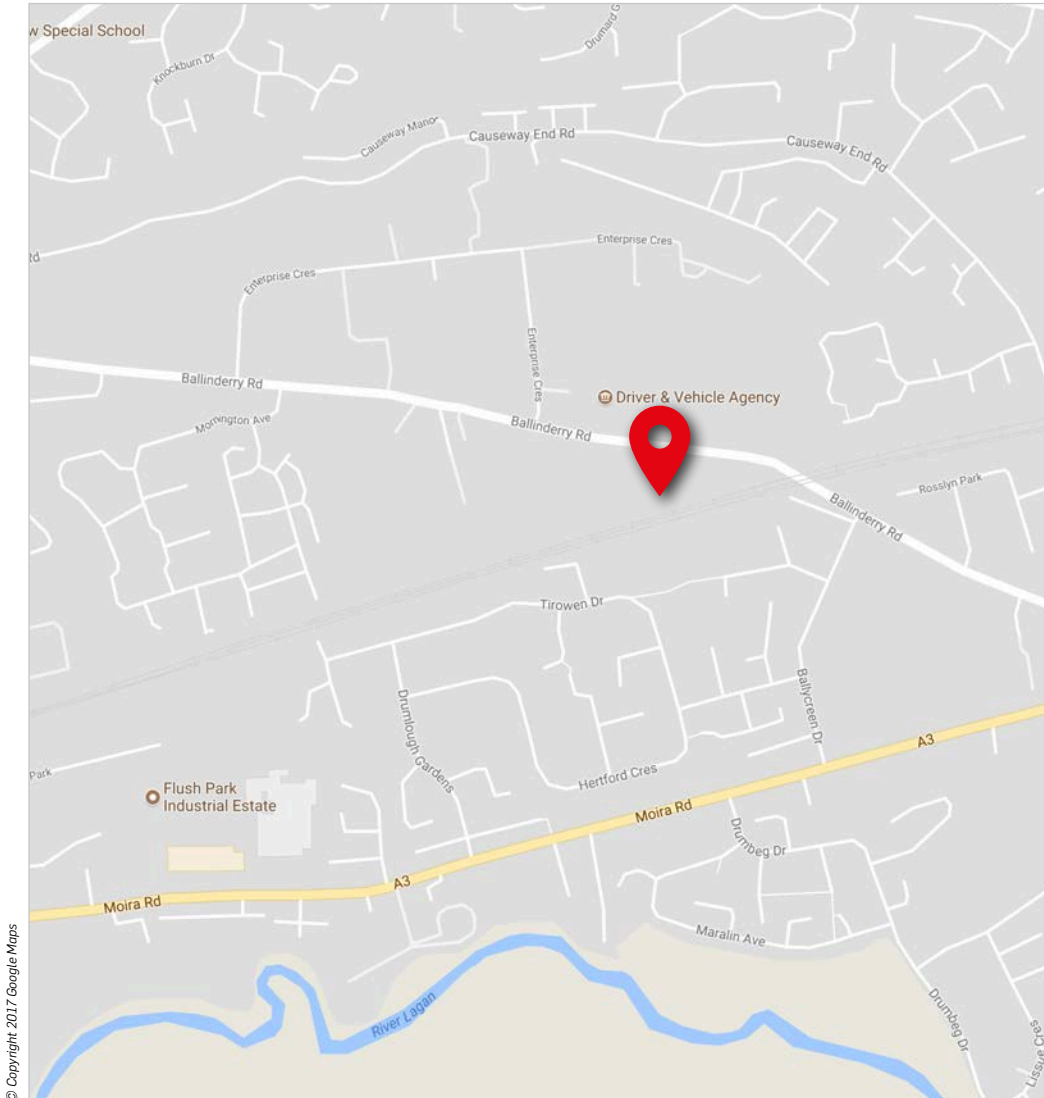
There is the option to lease the rear yard/grass area (shaded green). Further details on request.





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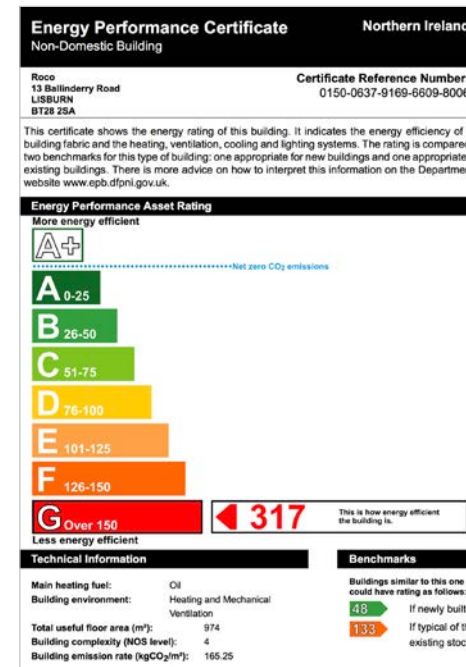
028 9050 1501



## EPC Rating - G317

The property has an energy rating of G317.

A full certificate can be made available upon request.



## Rent

£20,000 P.A. Exclusive.

## Terms

A new lease on Full Repairing and Insuring terms is available.

## Rates

NAV:	£18,100
Rate in the £ 17/18:	0.544500
Rates Payable:	£9,855.50

## VAT

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

## Contact

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**Lisney**

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