



TO LET

1 The Green, Tullynacross Road, Lambeg, Lisburn, BT27 5SR

Warehouse, Factory Units & Yard - c.3,993 sq.ft to c.55,218 sq.ft and offices from 2,000 up to 20,000 sq ft

Lisney

Features

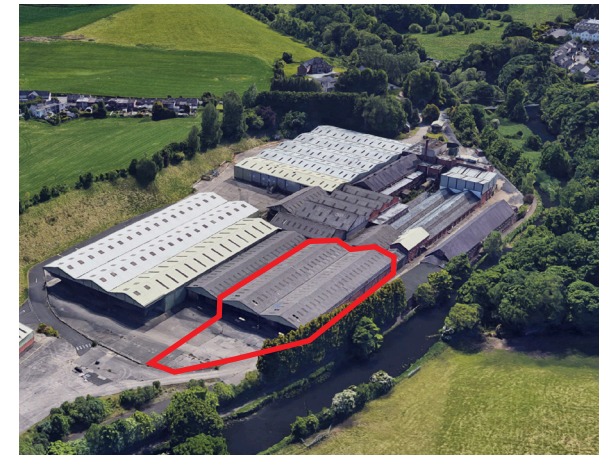
- Warehouse/factory units. c. 3,993 - c.55,218 sq ft
- Office space available on site from c.2,000 to 20,000 sq ft.
- Meeting rooms and conference facilities.
- Strategic location close to motorway network, Belfast and Lisburn.
- Secure site with CCTV and card entry system.
- Superfast broadband available.
- Extensive areas of hardstanding available, under licence.
- On site gym.
- Access to River Lagan towpath.

Location

The Green, formerly occupied by Coca-Cola, has been rejuvenated since the recent acquisition to be home to Unicorn Group for their manufacturing business.

The subject is situated on a site of c.17.57 acres which provides approximately 266,470 sq ft of industrial, storage and ancillary office buildings.


Accessed off the Tullynacross Road the complex is strategically located close to both the M1 motorway network and the A1, the main Belfast to Lisburn Road. Lisburn City Centre is located c.2 miles away and Belfast is approximately 7 miles away.




*For indicative purposes only


Description


A number of units are available.

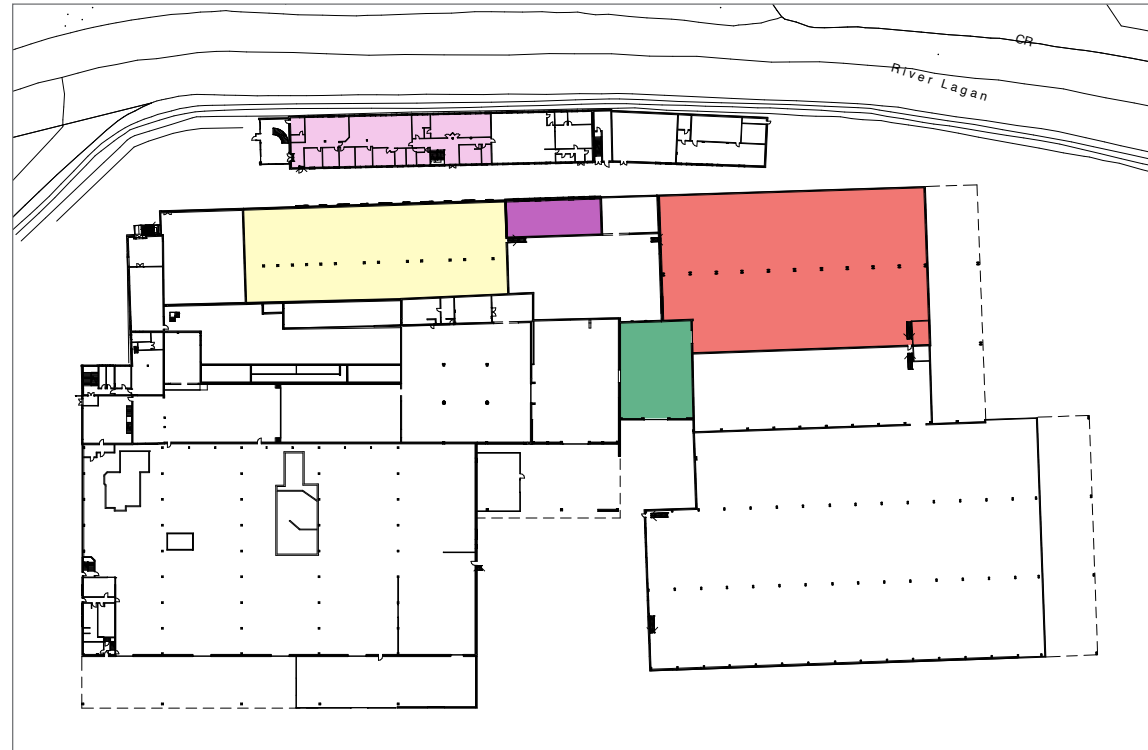
 (Shaded Red) The unit comprises a modern warehouse facility with yard / loading area.

Internally the unit is finished with concrete floor, brick/block walls, cladding to the upper walls and roof, strip lighting and two roller shutter doors.

 (Shaded Green) Workshop / store.


 (Shaded Yellow) Character building with vaulted ceilings suitable for warehouse/factory/stores.


 (Shaded Purple) Riverfront offices




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Accommodation

 c. 23,600 sq ft with ramp to further c. 3,993 sq ft (shaded green).

 c. 3,993 sq ft.

 Additional space is available immediately adjacent, up to c. 14,100 sq ft (can be sub-divided).

Can be let in one, two or three lots.

 Riverfront offices available from 2,000 sq ft to 20,000 sq ft.



Proposed Lease Terms

Full Repairing and Insuring lease to incorporate service charge provision and buildings insurance.

Term:	By negotiation
Rent:	£3.50 psf exclusive
Rent Reviews:	Every 5 years

Rates

To be assessed.

VAT

All prices and outgoings are exclusive to but may be liable to VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.