

# 5 Ferguson Drive, Lisburn, BT28 2EX

## To Let

Warehouse accommodation extending to approximately 16,320 sq ft.



**Lambert  
Smith  
Hampton**

## Location

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located in the highly popular Knockmore Hill Industrial Estate on the Ballinderry Road just outside Lisburn, approximately 2.7 miles from Lisburn City Centre and 4.6 miles from the M1 motorway. The Moira Road is a major arterial route into Lisburn from the M1/Sprucefield motorway intersection.

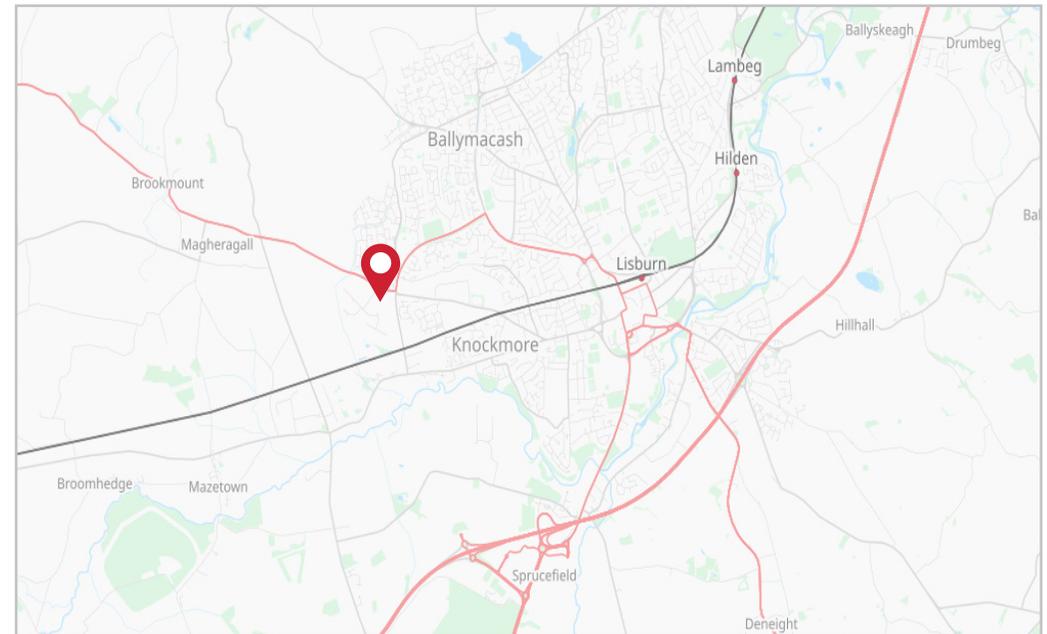
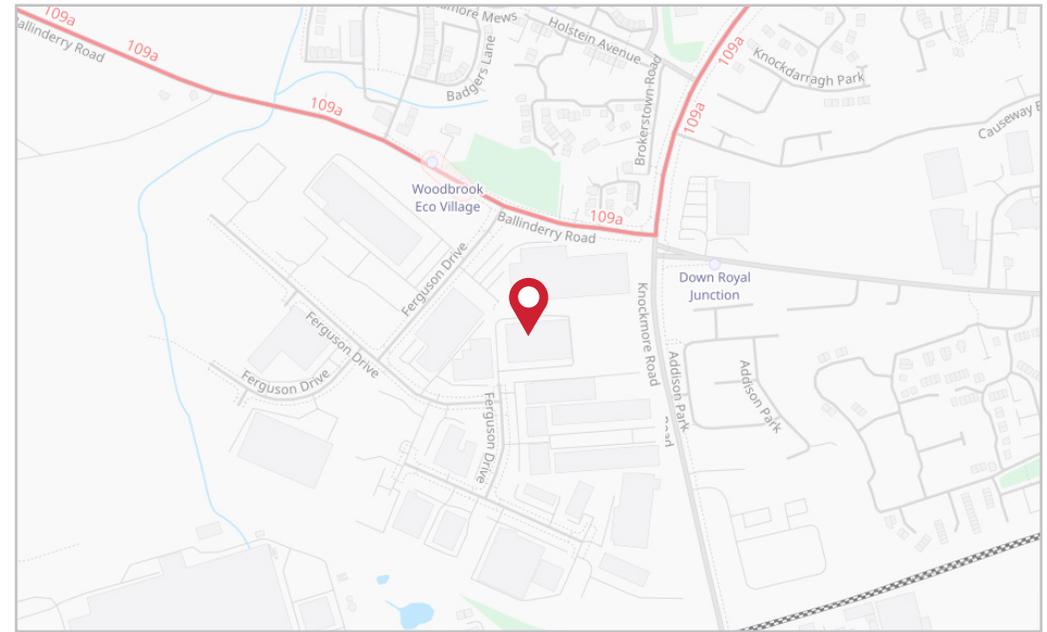
- 15 miles from Belfast International Airport
- 14 miles from Belfast City Airport
- 90 miles from Dublin Airport
- 12 miles from Belfast Port
- 33 miles from Larne Port
- 95 miles from Dublin Port

## Description

- Warehouse totalling approx. 16,320 sq ft.
- 7.87m eaves height.
- 10.35m apex height.
- 4no. Roller shutter doors.
- Concrete warehouse flooring.
- Steel portal frame.
- Double profile cladded insulated roof.
- Translucent roof panels.
- Fire alarms.
- LED spotlighting.
- 3 phase power supply.
- Pedestrian door access.

## Schedule of Accommodation

	Sq Ft	Sq M
	16,320	1,516
<b>Total:</b>	<b>16,320</b>	<b>1,516</b>



For Indicative Purposes Only





## Lease Details

Term - By negotiation.

Rent - Rent on application.

Rent Review - 5 yearly.

Repairs - Full repairing and insuring terms.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

## Energy Performance Certificate

We have been advised that the property benefits from an EPC rating of B36.

## Rates

We have been advised by Land and Property Services that the rates are to be assessed upon completion.

## Value Added Tax

We have been advised that the property is elected for VAT and therefore VAT will be chargeable in addition to rents quoted above.

## Further Information

For further information, please contact:-

**Lambert  
Smith  
Hampton**

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