

# Site 1, Knockmore Industrial Estate, Ferguson Drive, Lisburn, BT28 2EJ

## To Let (By Way of Assignment/Sublease)

New Build Warehouse of 106,511 Sq Ft on a Self-Contained Site of 5.18 Acres (Target Completion: September 2025)



**Lambert  
Smith  
Hampton**



## Key Benefits

- 106,511 sq ft GIA.
- Self-contained site of 5.18 acres.
- Main facility height clearance of 7m increasing to 11m in part.
- 8 no. ground level roller shutter access doors.
- Target Completion – Construction underway and target completion date September 2025.

## Location

Dublin Port	96 miles	Belfast International Airport	17 miles
Belfast Port	14 miles	Belfast City Airport	15 miles
Warrenpoint Port	33 miles	Dublin Airport	90 miles

Granted city status in 2002, Lisburn is the third largest city in Northern Ireland. The city is strategically located within the Belfast city region, only eight minutes by train from the centre of the capital and is one of the constituent cities that makes up the Dublin-Belfast corridor region with a catchment population of over 2.5 million people and access to two international airports.

The city has a favourable position on the Belfast-Dublin corridor, being connected by the M1 motorway, with ease of access at junctions 3, 6, 7 and 8. The A1 road to Newry and Dublin deviates from the M1 at the Sprucefield interchange, which is positioned one mile southeast of the city centre.

Lisburn railway offers a popular means of transport between Lisburn and Belfast whilst also linking the city directly with Newry, Portadown, Lurgan, Portadown and Bangor, with services to Dublin Connolly.

Ferguson Drive and surrounding Knockmore Industrial Estate is a well established and popular industrial location in Lisburn/Greater Belfast.

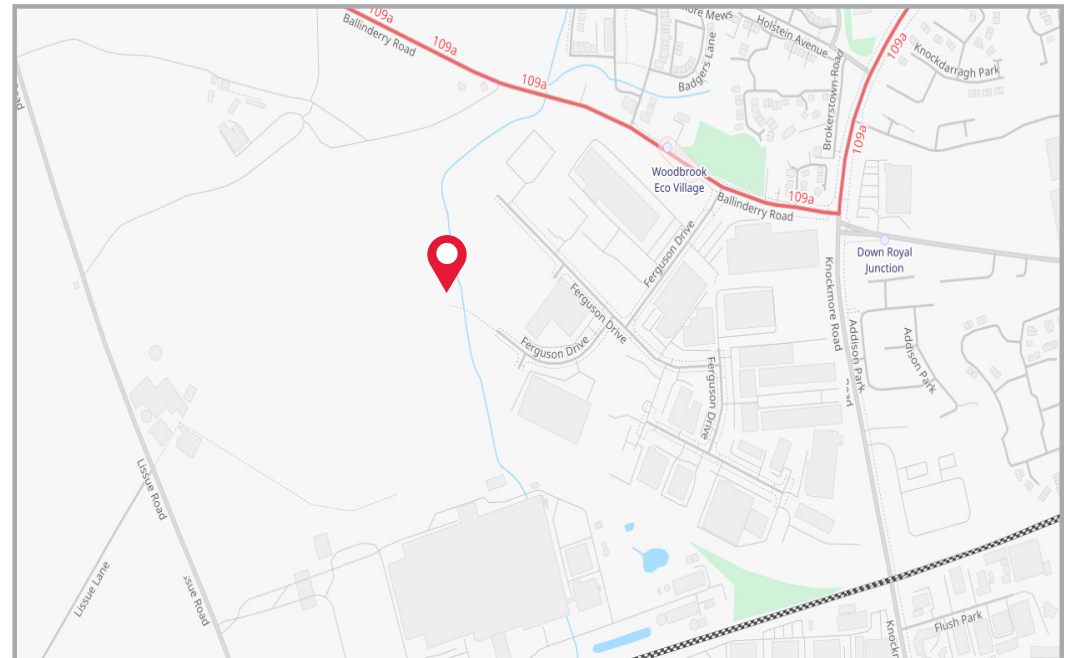
## Description

- New build warehouse facility of 106,511 sq ft.
- Self-contained site of 5.18 acres.
- Comprises 102,186 sq ft of warehouse space and 4,325 sq ft of office space (single storey).
- Eaves height of 7m for majority of the warehouse accommodation, increasing to 11m to part.
- 8no. ground level roller shutter loading doors (4no. to each side of the building.)
- 20% north facing roof lights.
- 108no. car parking spaces.
- HGV parking.
- Load bearing capacity of warehouse floor - 10N/m2.

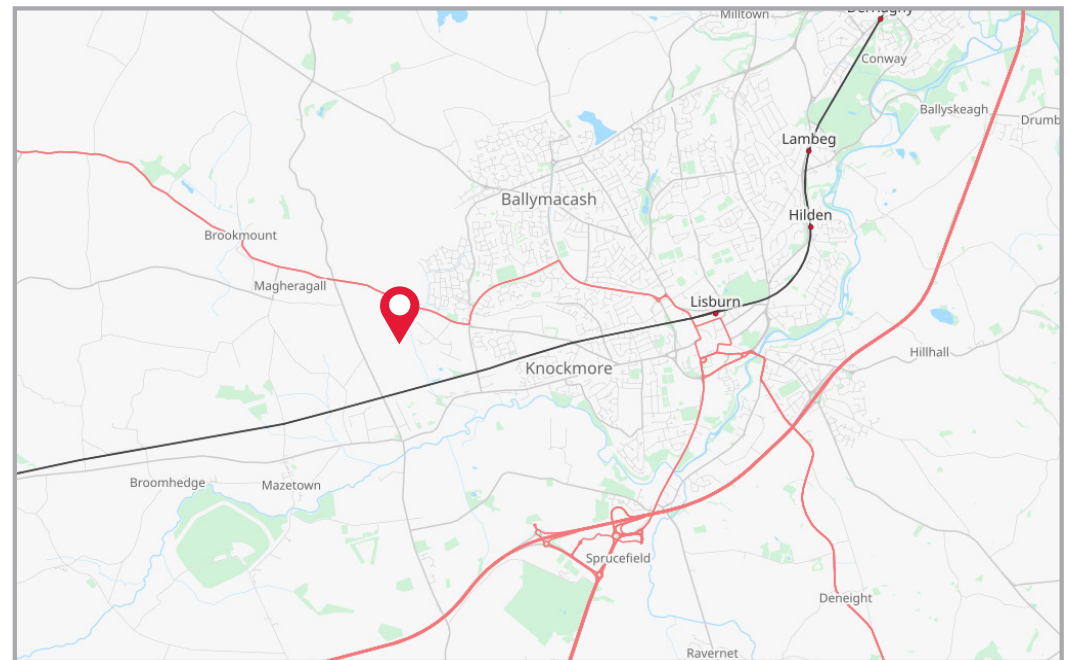
## Planning

Planning approval is granted under planning ref: LA05/2025/0301/NMC with a non-material change grant under ref: LA05/2025/0301/NMC.

It will be the proposed end user's responsibility to satisfy themselves in relation to planning matters.



For Indicative Purposes Only





## Aerial Images



Site 1, Knockmore Industrial Estate, Ferguson Drive, Lisburn, BT28 2EJ





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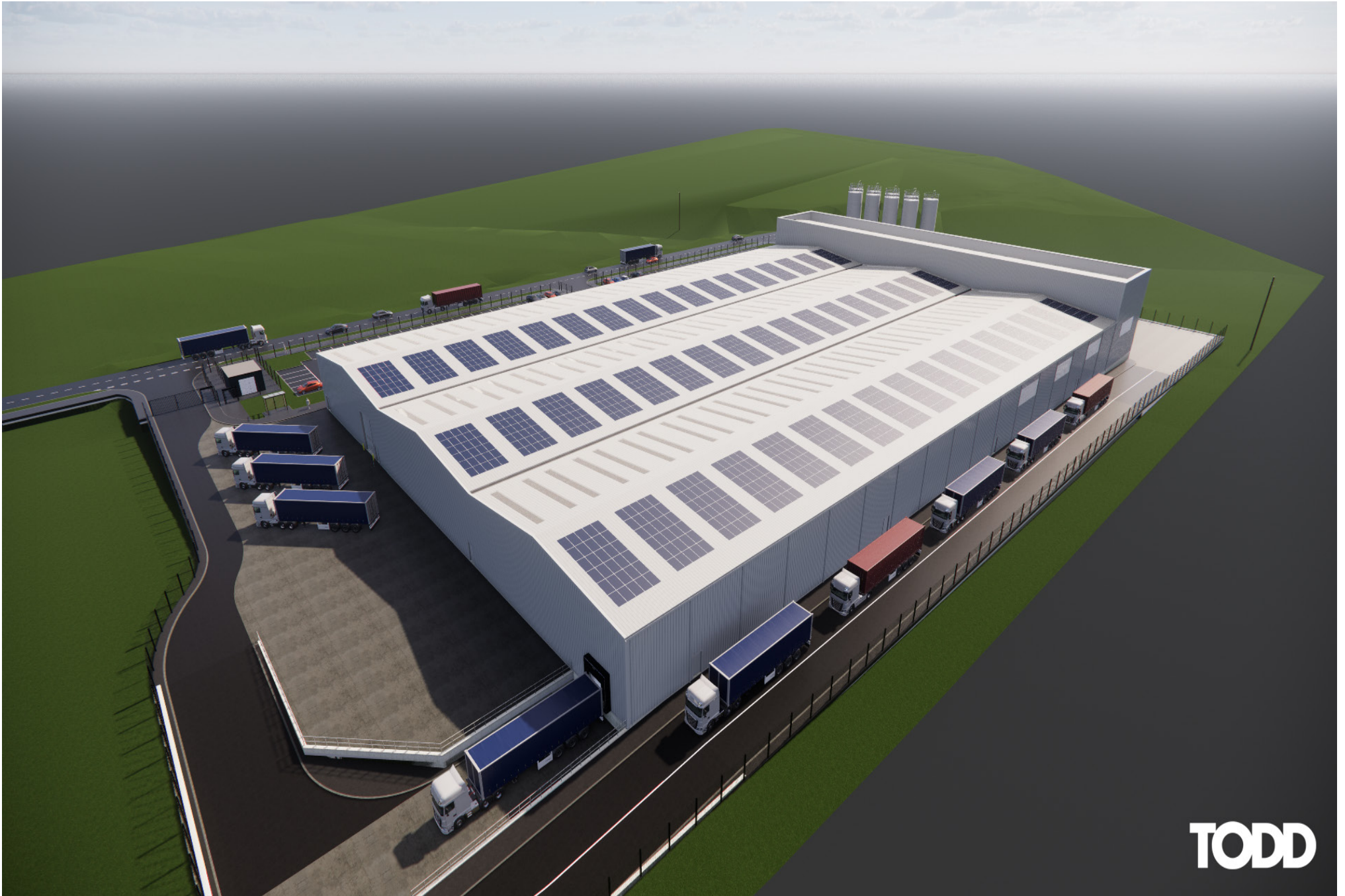


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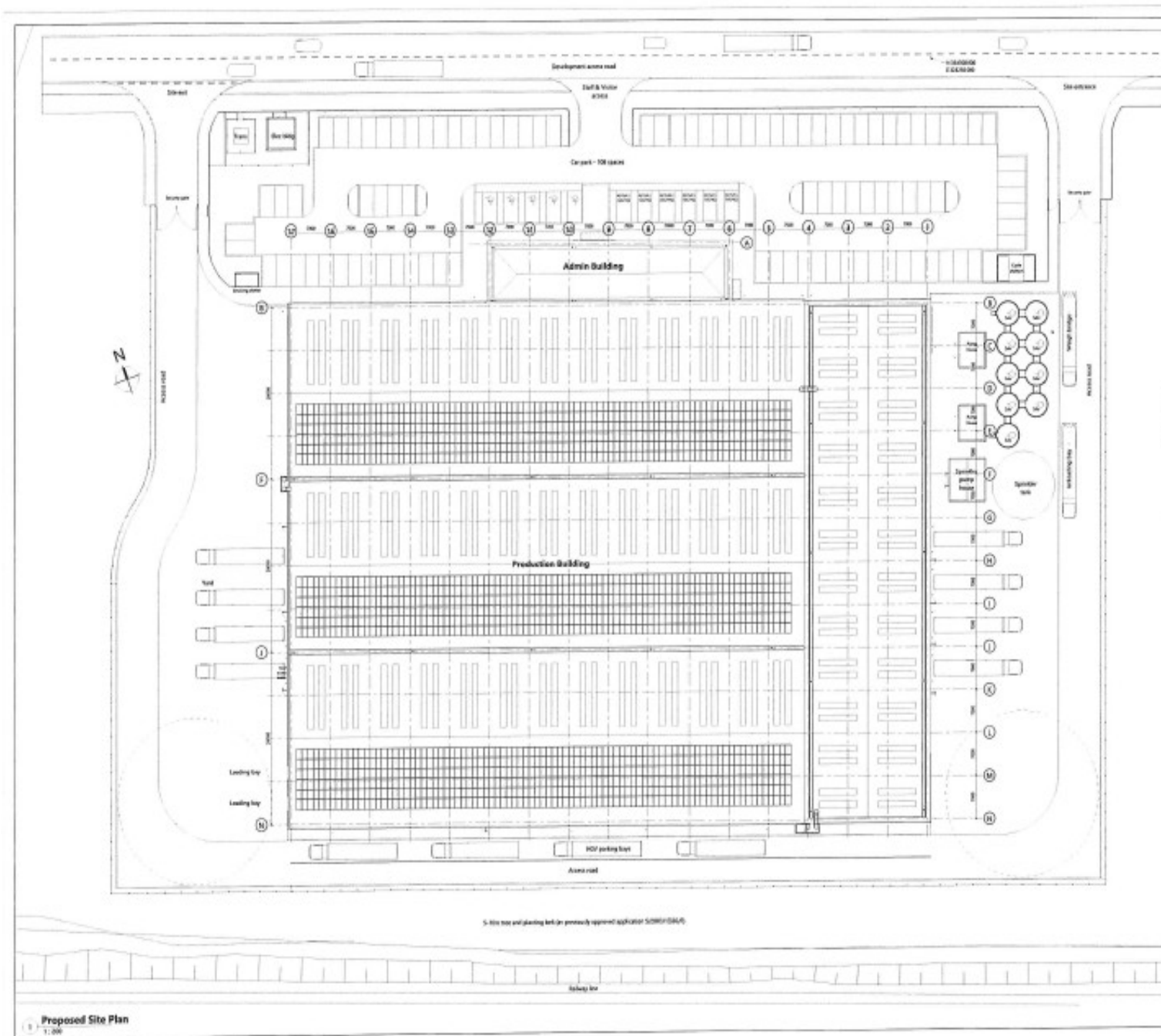
## CGI Image (For Illustration Purposes.)

N.B. All CGIs are for illustration purposes only. The dock leveller shown below will not be provided.



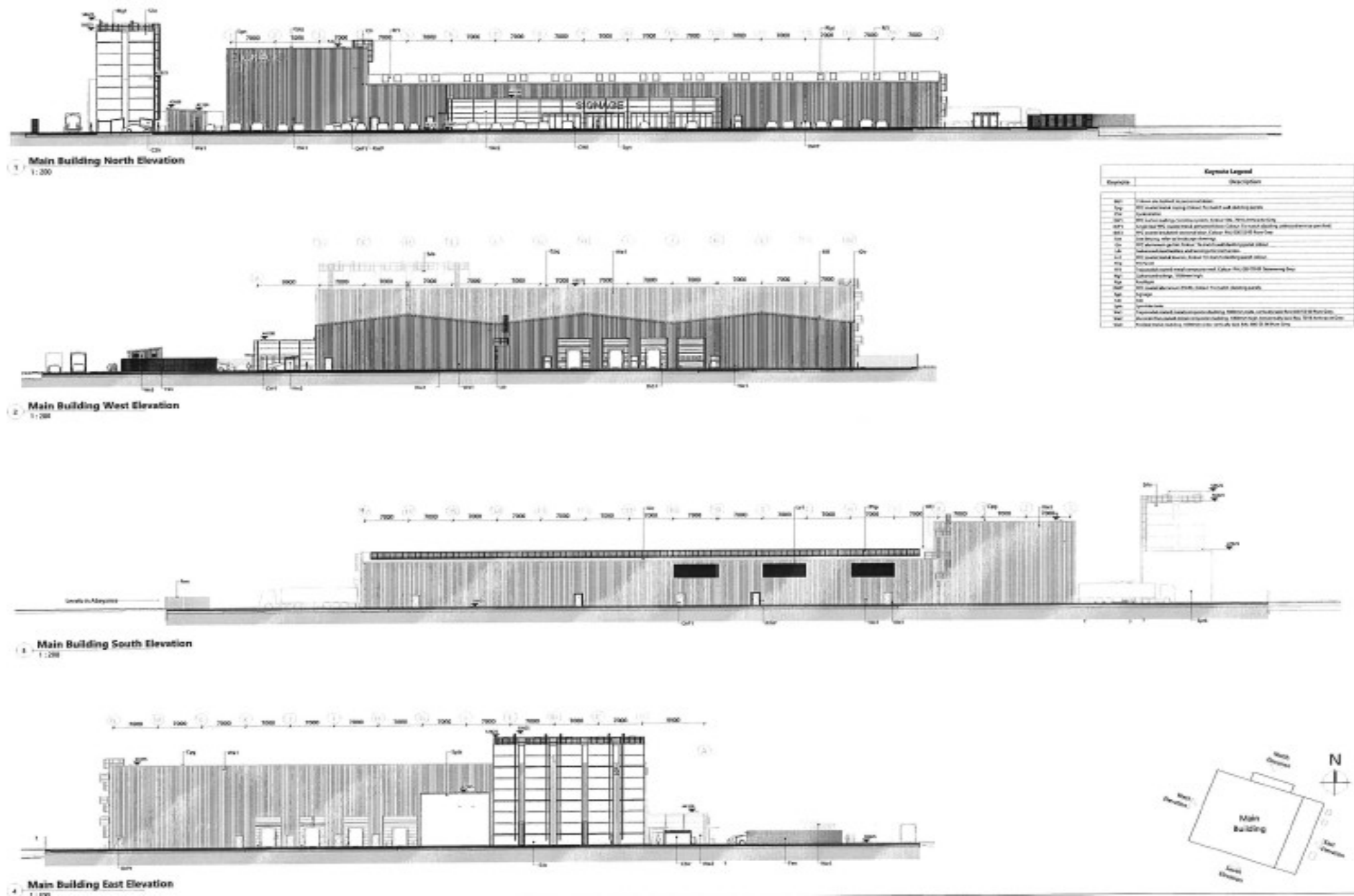


# Layout Drawing





# Building Elevations





## Surrounding Occupiers







## Schedule of Accommodation (GIA)

Address	Sq ft	Sq m
Warehouse Facility	102,186	9,493
Offices	4,325	402
<b>Total:</b>	<b>106,511</b>	<b>9,895</b>

Site Area: 5.18 acres.

## Lease Terms

Term - By negotiation.  
 Rent- On application.  
 Repairs/Insurance- Full repairing and insuring.

## Target Completion Date

Construction of this impressive 106,511 sq ft newbuild warehouse facility is currently underway with completion targeted for September 2025.

## Rates

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

## Value Added Tax

The subject property is registered for VAT, therefore VAT will be chargeable in addition to rents quoted above.

## Viewing Details/Further Information

For further information or to arrange a viewing, please contact:-

**Lambert  
Smith  
Hampton**

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