

Unit 5, Altona Business Park, Lisburn, BT27 5QB

To Let

Warehouse/Tradecounter accommodation extending to approximately 11,147 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 approximately 1 mile south east of Lisburn City Centre within an established industrial location adjacent to the M1 Motorway, known as Altona Industrial Estate. The property is situated on Altona Road, at the north western end of the industrial estate, adjacent to its entrance from Hillsborough Old Road. Neighbouring occupiers in the estate include Cathcart, Century Electrical and Laganvalley Vineyard Church.

Description

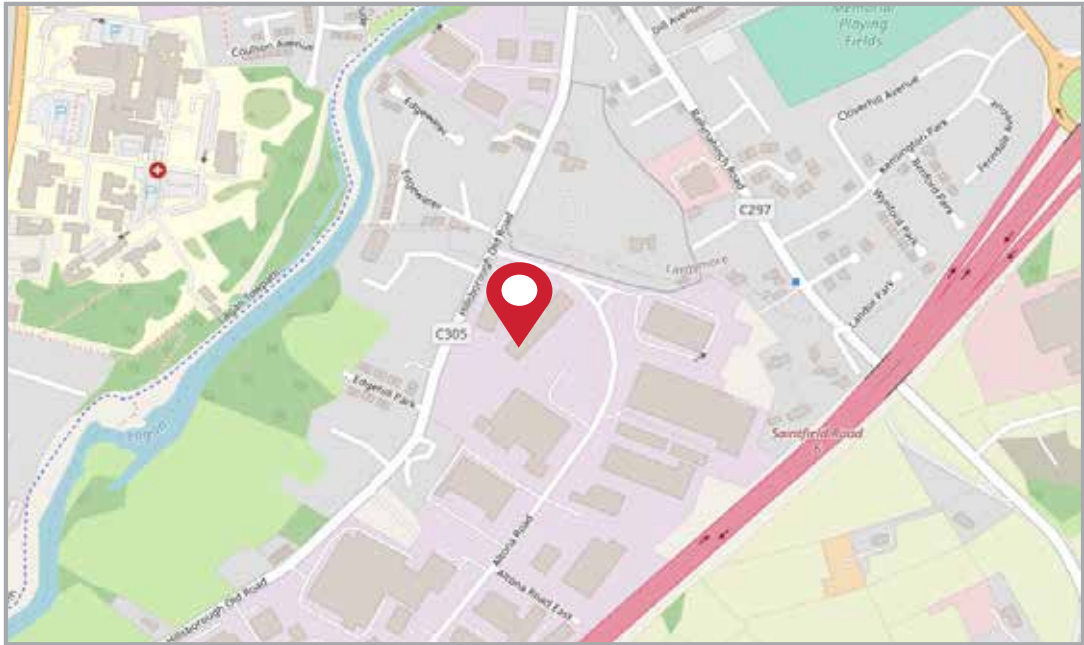
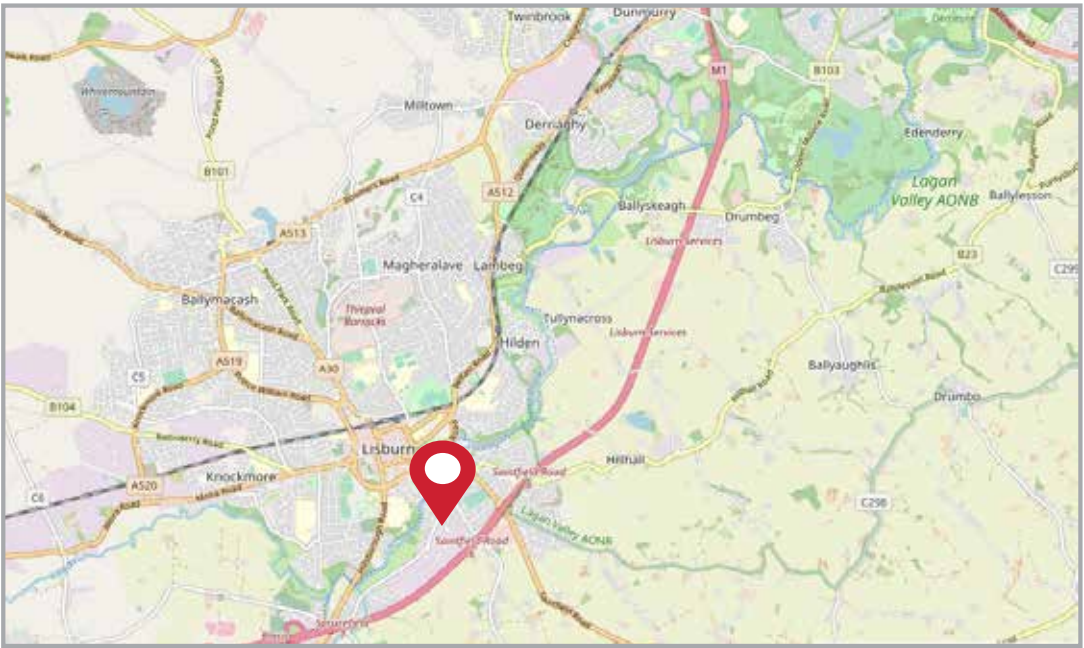
- Approximately 11,147 sq ft across ground and mezzanine floors;
- Electric roller shutter door;
- 3 phase power supply;
- Translucent roof panels;
- Steel Portal Frame Construction;
- Large Communal Yard Area;
- Popular and highly accessible location;

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	5,541	514.80
Mezzanine	5,606	520.80
Total Internal Area	11,147	1,035.6

Lease Details

- Term** - Negotiable.
- Rent** - £45,000 per annum.
- Repairs** - The Tenant will pay a fair proportion of repairs to be included within the quoting rents.
- Insurance** - The Tenant will be responsible for a fair proportion of the cost of insuring the premises.



For Indicative Purposes Only



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Rates

We are advised by Land & Property Services of the following:

Net Annual Value (NAV): £23,900

Rate in £ for 2020/21: £0.505611

Rates payable, if applicable: £12,084

Energy Performance Certificate

The property benefits from an EPC rating of D91 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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