

# Unit 2, Ballinderry Business Park, Ballinderry Road, Lisburn, BT28 2SA

**To Let**

Warehouse/Office Accommodation totalling approximately 3,545 sq ft



**Lambert  
Smith  
Hampton**

## Location

The City of Lisburn is located some 9 miles south west of Belfast and is part of the Belfast Metropolitan Area. Ballinderry Industrial Estate is located approximately 1.5 miles from Lisburn City Centre and approximately 10 miles south of Belfast.

- 15 miles from Belfast International Airport
- 13 miles from George Best Belfast City Airport
- 91 miles from Dublin Airport
- 14 miles from Belfast Port
- 33 miles from Larne Port
- 97 miles from Dublin Port

## Description

- Office/Industrial accommodation totalling approximately 3,545 sq ft;
- Self-contained access;
- Office space finished to high standard with wooden flooring, suspended ceiling, LED lighting, perimeter trunking and newly plastered and painted walls;
- Low point eaves height of 5.6m;
- Ridge eaves height of 7.7m;
- LED lighting in rear warehouse;
- Male, Female and DDA Compliant WCs;
- Concrete Flooring;
- Server Room;
- Manual Roller Shutter door of 4.11m;
- Steel Portal Frame Construction;
- 3 Phase Power Supply;
- Security Alarm System;
- Shared Conference Facilities available in the building;
- Communal car parking at the front of the premises;
- Allocated car parking at the rear of the premises.

## Schedule of Accommodation

	Sq Ft	Sq M
Front Office	1,112	103.31
Rear Warehouse	2,433	226.03
<b>Total Internal Area</b>	<b>3,545</b>	<b>329.34</b>

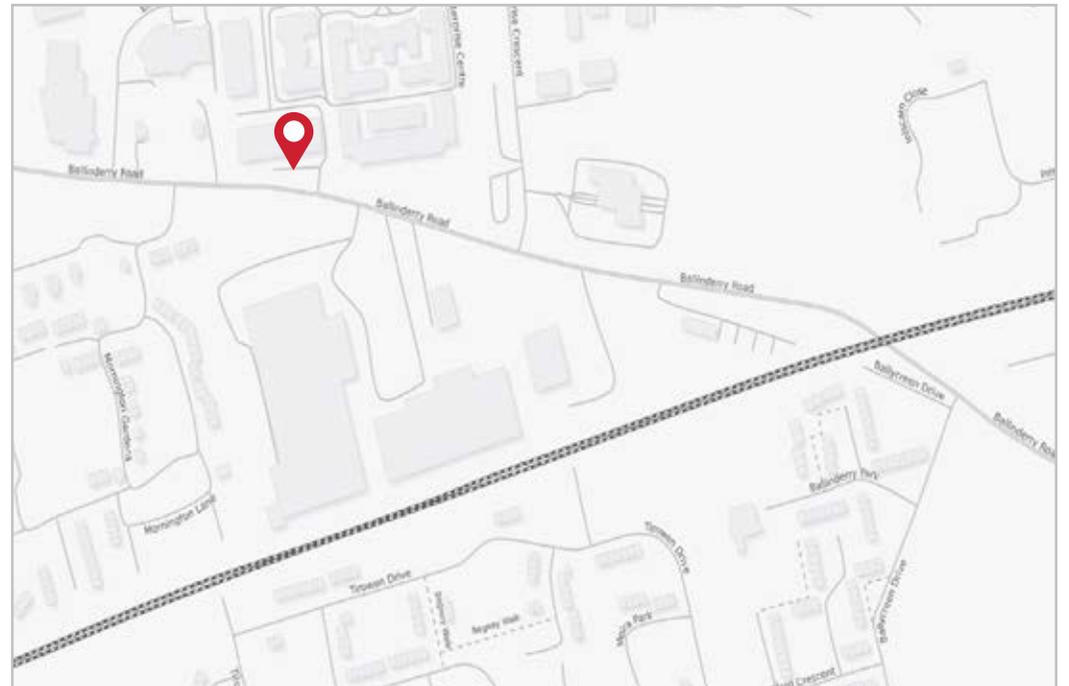
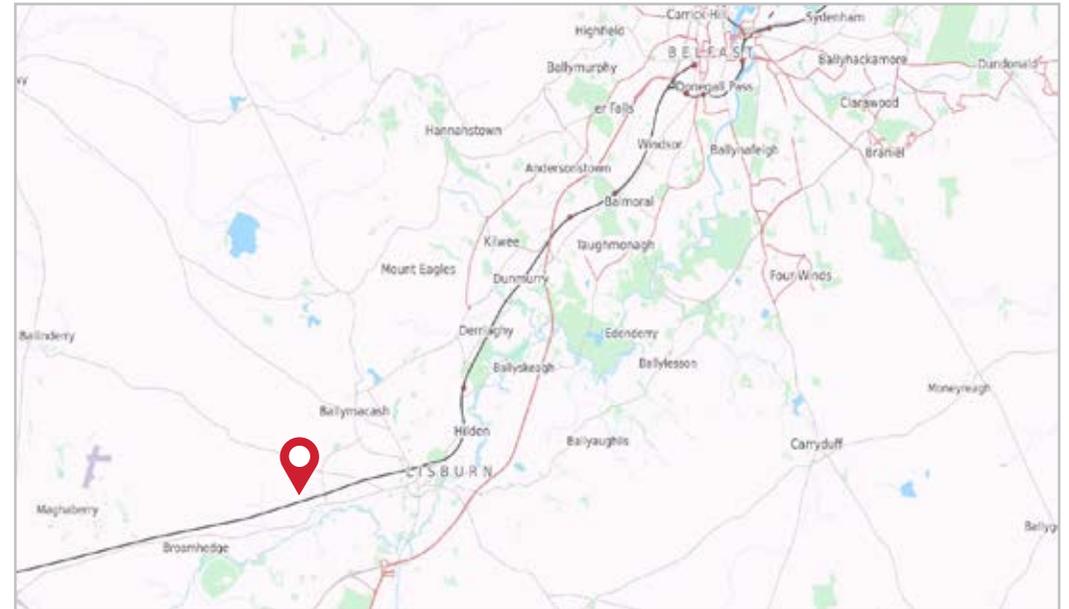
## Lease Details

**Term** - By negotiation.

**Rent** - £15,000 pa exclusive.

**Repairs** – Full repairing and insuring terms.

**Insurance** - The Tenant will be responsible for reimbursing the Landlord with the cost for insuring the building.



For Indicative Purposes Only





## Rates

We have been advised by Land & Property Services of the following:-

Net Annual Value:- £23,150

Rate in the £20/21:-£0.5056

Rates payable if applicable:-£11,705

## Energy Performance Certificate

The property benefits from an EPC rating of C51. The EPC 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 or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
**07442 495872**  
tdonnan@lsh.ie

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