



**19 Ballinderry Road,
Lisburn,
BT28 2SA**

TO LET

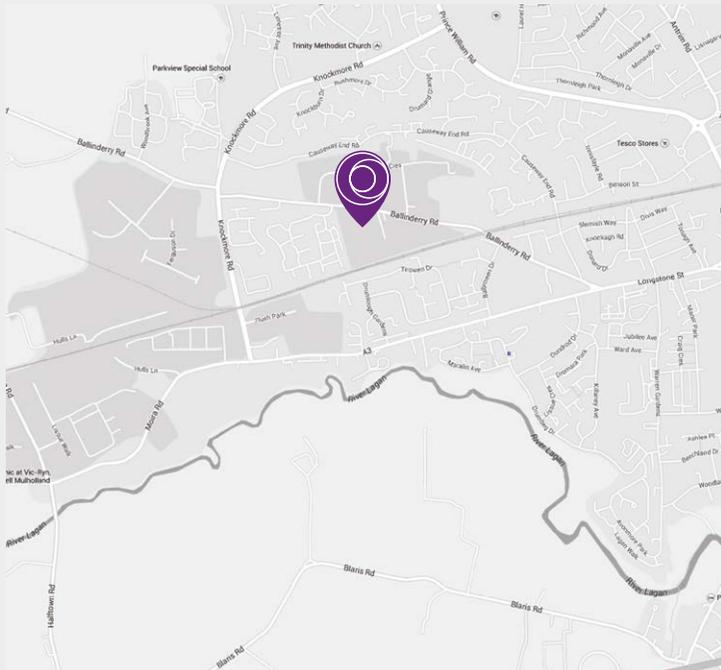
High Specification Industrial Complex with Ancillary Office Accommodation from 40,968 sq ft, on a Self-Contained Site of Approx. 7.59 Acres.

Can be let in its entirety or in parts.

LOCATION

The site occupies a highly prominent location on the Ballinderry Road approximately 1.5 miles from Lisburn city centre and 10 miles south of Belfast city centre via the M1 motorway.

The site is centrally located within Lisburn in close proximity to a number of well-established industrial estates. It is bounded to the north by Ballinderry Road; to the east by industrial occupiers such as Leckey and Murdock Building Supplies; to the south by the Belfast to Dublin railway line; and to the west by the Mornington housing development.



15 miles from
Belfast International

13 miles from
George Best Belfast City

93 miles from
Dublin Aiport



14 miles from
Belfast Port

33 miles from
Larne Port

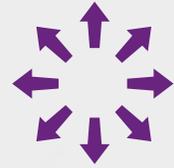
97 miles from
Dublin Port

DESCRIPTION

The site covers an area of 7.59 acres with approximately 160,000 sq ft of extensively refurbished and extended industrial / warehouse units, ancillary office accommodation, trade counter and retail uses.

The site also benefits from extensive car and lorry parking. The units will be handed over on a shell basis. The landlord will also consider carrying out certain works if required.

Full specification document is available on request.



130,258 SQ FT



5.9M
eaves



6.8M
apex



LOADING
on 2 elevations



4NO.
fixed dock doors



2NO.
ground level
access doors



1NO.
ramped
access door



SECURITY
gatehouse and
fully secure site



7.59 ACRE
site area



1,000 KVA
power supply

PERMITTED USES

- A1 – Retail (Unit 1)
- B1 – Offices (Ancillary to warehouse)
- B2 – Light Industrial
- B3 – General Industrial
- B4 – Storage or Distribution



DUAL ENTRANCE
onto Ballinderry Road



23M
concrete apron



LED
external lighting



FIBRE OPTIC



GAS



CCTV



ELECTRIC GATES



RETAIL
unit 1



TWO STOREY
offices



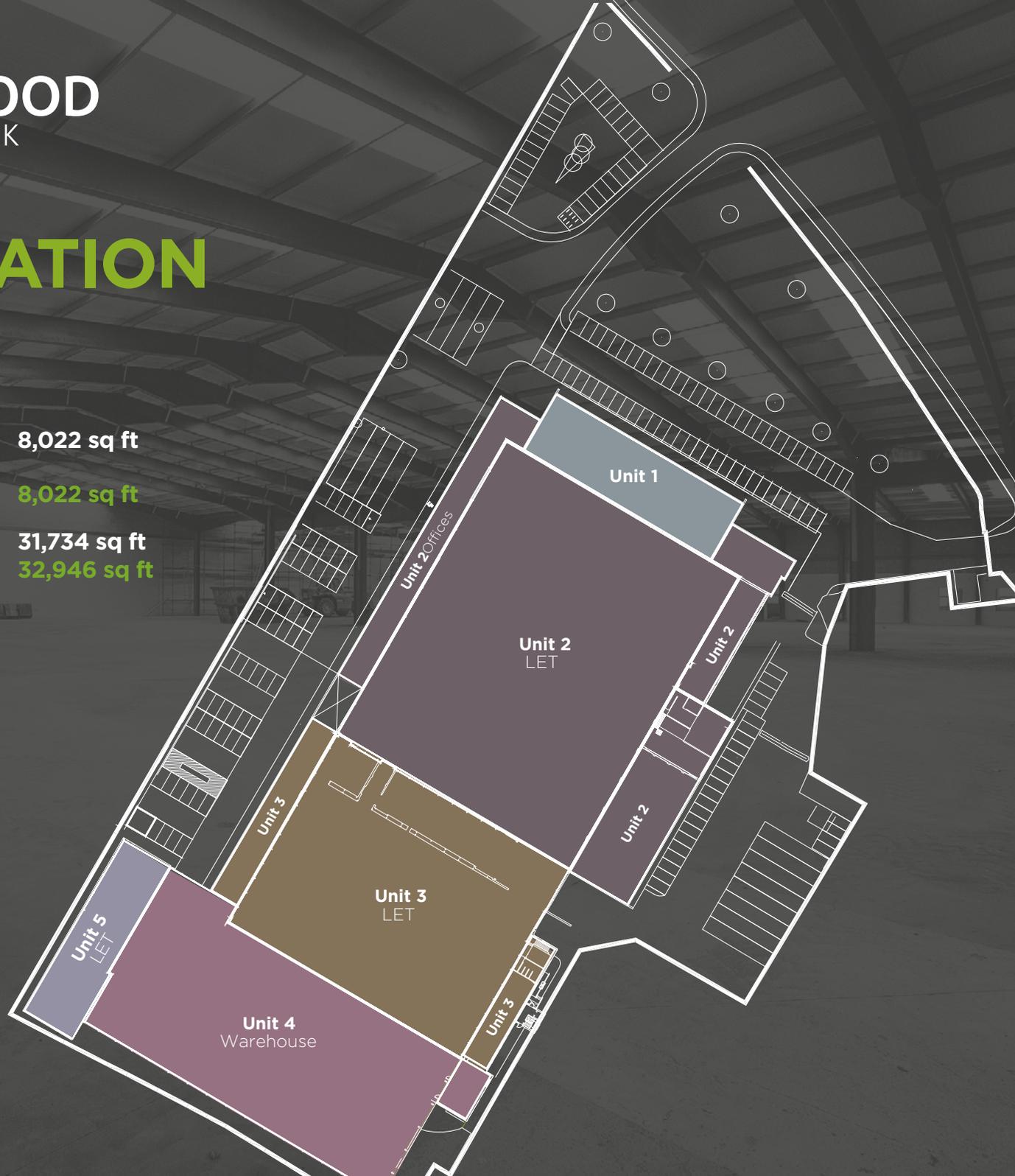
HGV PARKING



ACCOMMODATION SCHEDULE

Unit 1 Showroom & Trade Units 8,022 sq ft
(available from 1,300 sq ft)
Total 8,022 sq ft

Unit 4 Warehouse 31,734 sq ft
Total 32,946 sq ft





UNIT **1**

8,022 SQ FT

- Showroom & Trade-Counter Accommodation
- Units available from 1,300 sq ft to 8,022 sq ft
- Glazed frontage
- Aluminium fenestration
- Potential for raised access floors
- Steel portal frame

The unit is currently in 'shell' specification however a range of fit-out options are available, further details upon request.

UNIT 4

32,642 SQ FT

Warehouse 32,946 sq ft 3033 sq m
Offices 1,212 sq ft

- Steel portal frame
- 5.35m eaves
- 7.825m apex
- 2 no electric roller shutter doors
- Power floated concrete floors
- 20% roof lights
- Ancillary office accommodation
- 3-phase power supply
- Gas connection



Unit 5
Warehouse



INFORMATION & CONTACT

Lease Details

Term – By negotiation

Rent – On application

Rent Review – 5 yearly

Service Charge – A service charge will be levied to cover the costs of the general running of the estate.

Buildings Insurance – The Tenant will be responsible for a fair proportion of the cost of insuring the building.

Rates

We are advised by Land and Property Services that the property is to be assessed upon occupation.

VAT

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

Contact



Clarence House
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Belfast BT1 4NJ

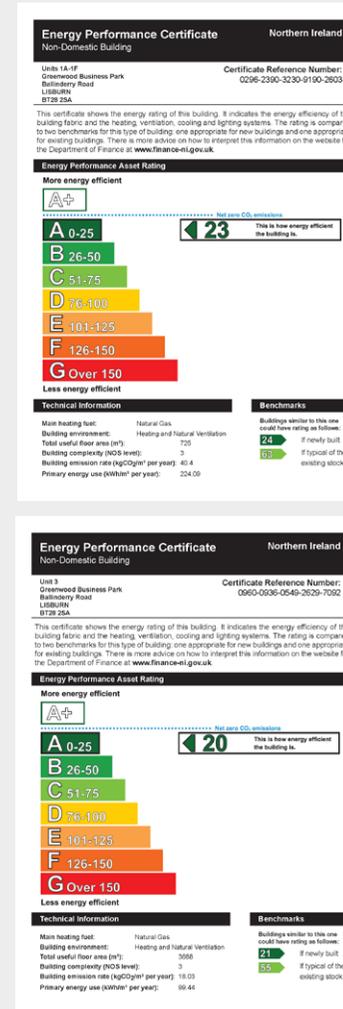
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