

# Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

*FANTASTIC REFURBISHED OFFICE SUITES  
WITH GENEROUS ON SITE PARKING*

**UNIT 171K  
ROSEVALE HOUSE  
MOIRA ROAD, LISBURN  
1,008 sq ft - 93.65 sq m**



3<sup>rd</sup> FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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**028 9024 9024**

## LOCATION

Lisburn is located approximately 8 miles from Belfast and benefits from excellent accessibility due to the close proximity of major road networks. The subject property is located approximately 1.5 miles from Lisburn City Centre on the Moira Road, one of the main arterial routes from Lisburn City Centre.

Rosevale House is an attractive period building split into offices, occupied by a number of professional service firms.

## DESCRIPTION

These attractive period offices have recently been refurbished to a high standard throughout.

Finishes include strip lighting, plastered and painted walls, oil fired central heating and carpeting. Part double height ceiling with roof lights.

The offices benefit from shared kitchen and WC facilities.

Externally, the property benefits from generous on-site parking.

## ACCOMMODATION

Unit 171K	1,008 sq ft	93.64 sq m
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# ROSEVALE HOUSE MOIRA ROAD, LISBURN

## LEASE DETAILS

**Rent** £14,000 per annum

**Term** Negotiable.

**Service Charge** The tenant is to pay a fair proportion of the service charge and insurance, approximately £500 per quarter. Tenant to pay 40% electric.

## NAV

We have been advised by Land a Property Services the NAV of this office suite is £5,850 meaning rates payable are approximately £3,315 per annum.

\*This office suite may be eligible for small business rates relief of up to 20%\*

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

## ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC.

## LOCATION MAP



