

TO LET – WAREHOUSE & OFFICES

# BLOCK E KNOCKMORE INDUSTRIAL ESTATE

Moira Road  
Lisburn  
BT28 2EJ



[www.cbre.com/ni](http://www.cbre.com/ni)

 @CBRE\_NI

**CBRE** Lisa McAteer  
028 9043 6753

 **TOM MAGEE**  
COMMERCIAL PROPERTY AGENTS

Tom Magee  
028 3835 0888

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## KNOCKMORE

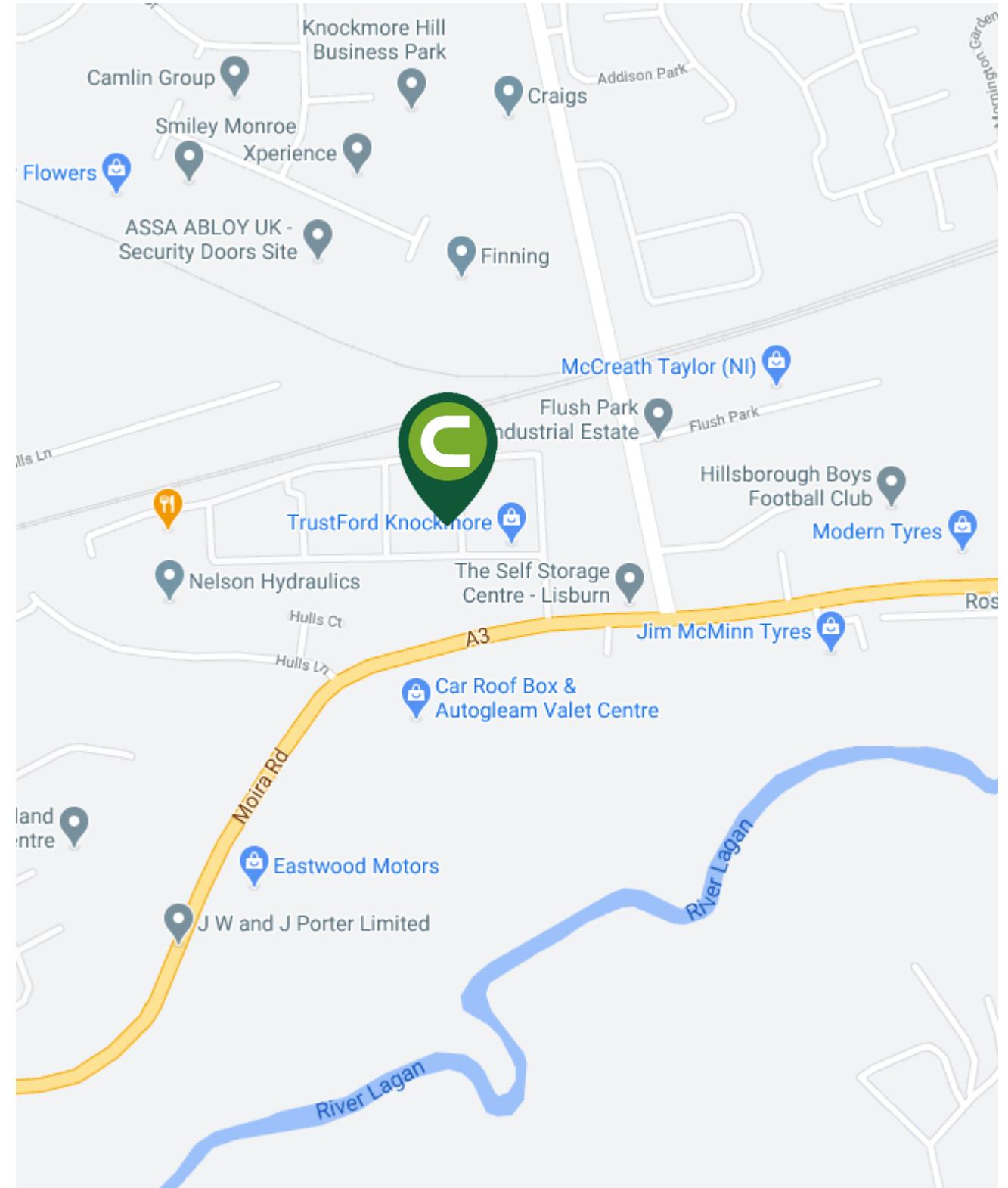
### KEY BENEFITS

- Prominent location in Knockmore Industrial Estate
- Approximately 24,412 sq. ft of warehouse and office space
- 4 no roller shutter doors
- Eaves height of 5.5 meters.

### LOCATION

The subject property is situated within Knockmore Industrial Estate, Lisburn on the corner of the junction of the A3 Moira Road and Knockmore Road. Located approx. 1.6 miles from Lisburn City Centre and 2.5 miles from the M1 Motorway. The Estate benefits from excellent accessibility given its proximity to the M1 and A1 dual carriageway which in turn give ease of access to Belfast International Airport and the Ports of Belfast, Larne and Warrenpoint.

Occupiers in the immediate area include Trust Ford, Decora Blinds, Bio Chem Research, EOS, Coco Cola, Tata Steel and McAvooy Group.



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### KNOCKMORE

#### DESCRIPTION

The rear subject property is a modern end terrace warehouse of brick construction with double skin cladding to the side and roof, with 4 no roller shutter doors and eaves height of 5.5 meters. The unit extends to 24,412 sq ft with 5,425 sq ft of office/showroom accommodation over ground and first floor. The offices are finished to a good standard to include tiled and carpeted floors, plastered painted walls suspended ceilings with recessed fluorescent lighting, heating and cooling, a passenger lift provides access to first floor.

#### TENURE

|                   |   |
|-------------------|---|
| Rent              | £130,000 per annum  |
| Term              | Negotiable  |
| Repairs/Insurance | Full repairing and insuring basis   |
| Service Charge    | A service charge will be levied to cover maintenance to common areas etc. |

#### RATEABLE VALUE

We have estimated the rates payable for 2020/21 to be £1.76 per Sq. Ft.

#### VAT

All prices are quoted exclusive of VAT, which may be payable.

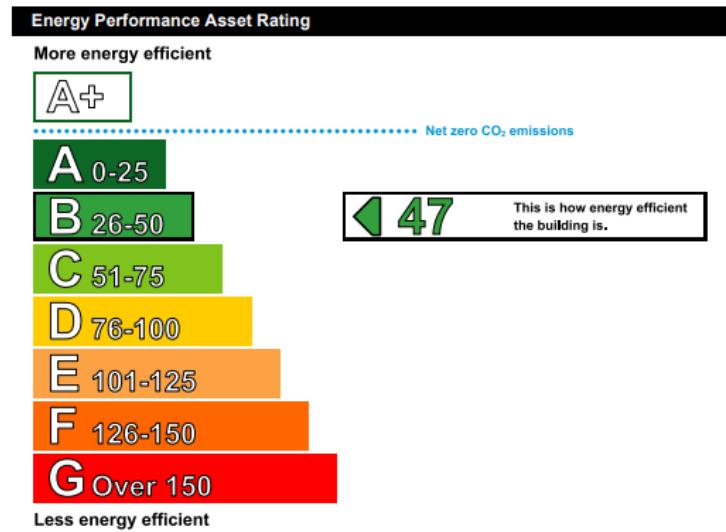
| Area         |               |               |              |              |
|--------------|---------------|---------------|--------------|--------------|
| Warehouse    | 18,987        | Sq. Ft        | 1,764        | Sq. M        |
| Offices      | 5,425         | Sq. Ft        | 504          | Sq. M        |
| <b>Total</b> | <b>24,412</b> | <b>Sq. Ft</b> | <b>2,268</b> | <b>Sq. M</b> |

**Energy Performance Certificate** Northern Ireland  
 Non-Domestic Building

**Block E**  
 Knockmore Industrial Estate  
 Moira Road  
 LISBURN  
 BT28 2EJ

**Certificate Reference Number:**  
 0380-0238-4999-7006-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).



**Technical Information**

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Natural Gas                     |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                           | 3276                            |
| Building complexity (NOS level):                                     | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 44.46                           |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 244.29                          |

**Benchmarks**

Buildings similar to this one could have rating as follows:

|    |                                  |
|----|----------------------------------|
| 27 | If newly built                   |
| 73 | If typical of the existing stock |

#### EPC

The building has been rated as B-47 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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## CONTACT US

### Lisa McAteer

Director  
t: 028 9043 6753  
e: lisa.mcateer@cbre.com

### Tom Magee

Joint Agent  
t: 028 3835 0888  
e: tom@tommagee.co.uk

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