

TO LET – WAREHOUSE & OFFICES

BLOCK E KNOCKMORE INDUSTRIAL ESTATE

Moir Road
Lisburn
BT28 2EJ



www.cbre.com/ni



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KNOCKMORE

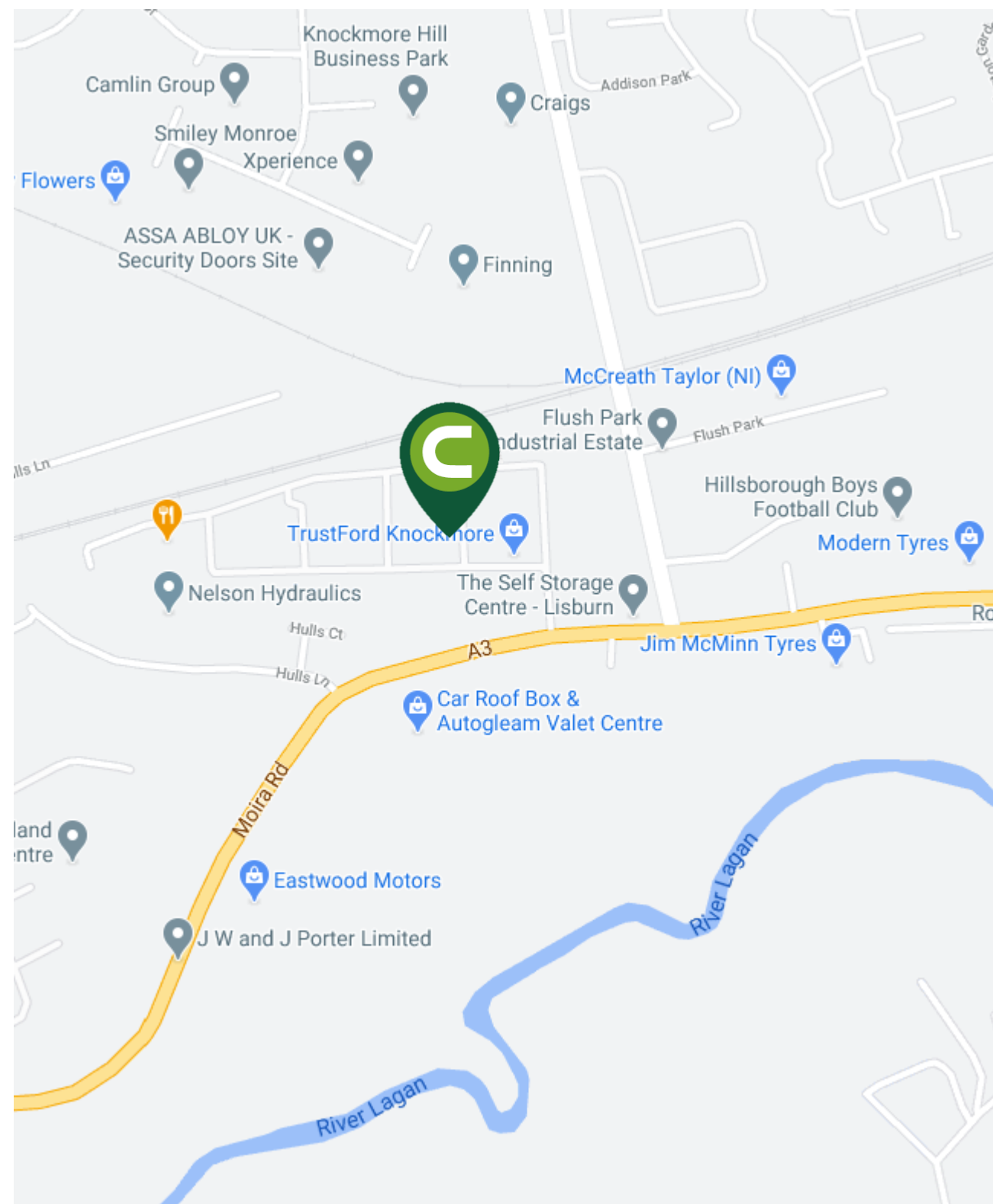
KEY BENEFITS

- 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 McAvoy 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
Total	24,412	Sq. Ft	2,268	Sq. M

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

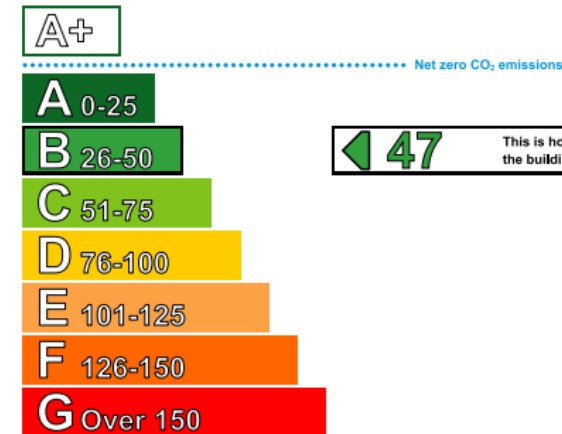
Block E
Knockmore Industrial Estate
Moirs Road
LISBURN
BT28 2EJ

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.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3276
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 44.46
Primary energy use (kWh/m² 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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