

TO LET – BY WAY OF ASSIGNMENT

UNIT 8 ENTERPRISE CRESCENT

Ballinderry Road,
Lisburn
BT28 2BP



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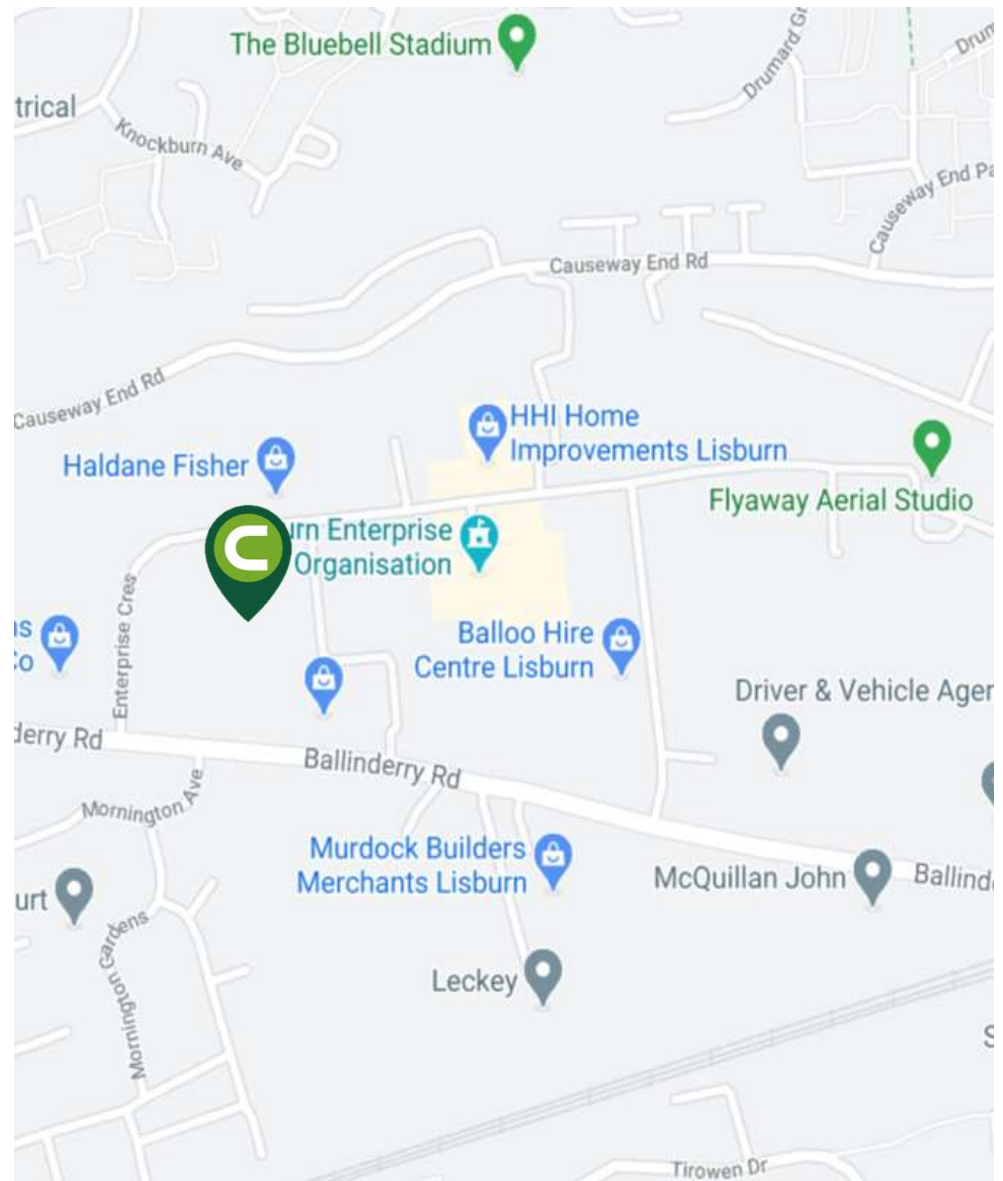
KEY BENEFITS

- Prominent location in Enterprise Crescent on Ballinderry Road
- 1,451 sq. ft of office accommodation
- 8,870 sq. ft of warehouse/storage accommodation
- Passing rental of £37,500 per annum, exclusive.

LOCATION

The subject property is located on Enterprise Crescent, off the Ballinderry Road approximately one mile from Lisburn City Centre and approximately 11 miles from Belfast City Centre via the M1 Motorway.

Occupiers in the area include Haldane Fisher, HHI Home Improvements, Wooden Floor Company, and Balloo Hire.



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DESCRIPTION

The subject unit comprises a semi-detached warehouse of steel portal frame construction, with brick and metal cladding. The unit includes mezzanine storage space and office accommodation which is finished to a high standard, to include, LED lighting, exposed ceiling, electric heating and cooling, plastered painted walls, perimeter trunking and carpeted flooring.

The warehouse benefits from one electric roller shutter door, gas heating and an eaves height of 5.85 metres

LEASE DETAILS

Passing Rent	£37,500 per annum, exclusive. A copy of the lease is available on request.
Term	5 year lease from 14 th February 2020. Expiring on 13 th February 2025
Break clause	Tenant option to determine on 13 th February 2023
Repairs	Internal repairing
Insurance	Tenant to reimburse landlord with a fair proportion of the insurance cost

RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £29,600 for the entire building. The rate in the £ for 2020/21 is £0.505611 therefore the estimated rates payable for 2020/21 is £14,966.

VAT

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

Accommodation

Ground Floor Offices	1,451	Sq ft	134.80	Sq m
Ground Floor Warehouse	5,204	Sq ft	483.45	Sq m
Mezzanine Store	2,352	Sq ft	218.50	Sq m
First Floor Office	1,314	Sq ft	122.07	Sq m
Total	10,321	Sq ft	985.82	Sq m



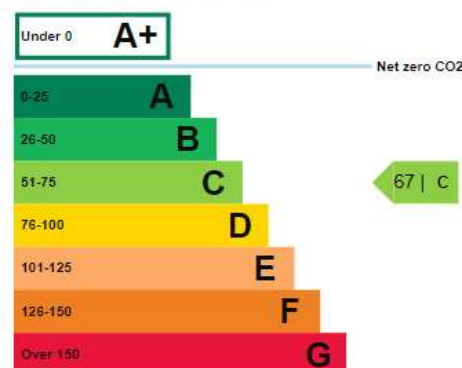
EPC

The building has been rated as C-67 under EPC regulations.

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

Energy efficiency rating for this property

This property's current energy rating is C.



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CONTACT US

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