

For Sale/To Let – WAREHOUSE

# UNIT H1&2 KNOCKMORE INDUSTRIAL ESTATE

Moir Road  
Lisburn  
BT28 2EJ



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## KNOCKMORE

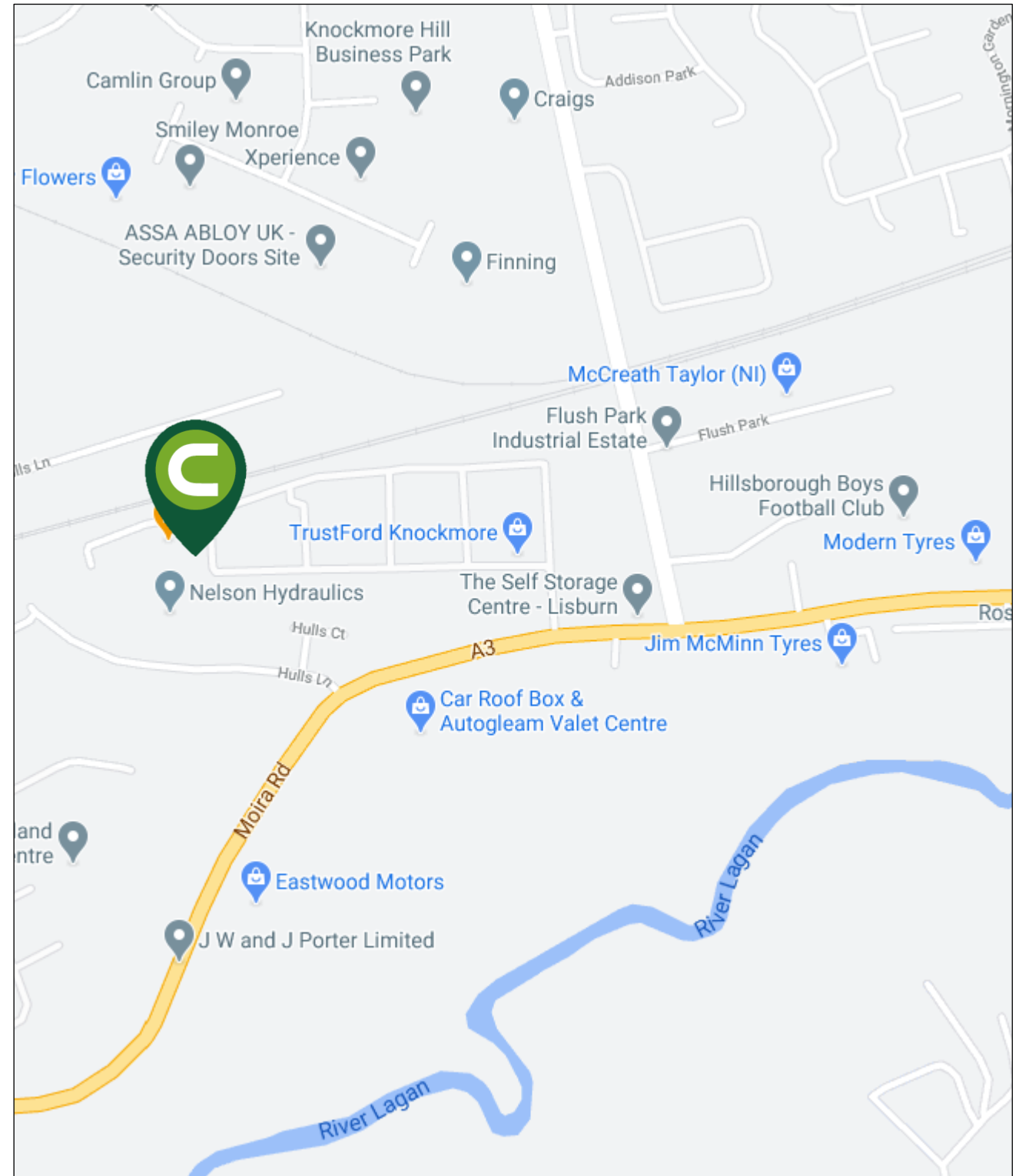
### KEY BENEFITS

- Prominent location in Knockmore Industrial Estate
- Approximately 16,000 sq. ft warehouse
- 2no roller shutter doors

### 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 Coco Cola, Tata Steel, McAvoy Group, Bio Chem Research, The Self Storage Centre, Ford Retail and Decora Blinds.



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KNOCKMORE

DESCRIPTION

The subject property comprises of 2 no. interconnected warehouse units which are situated within H block. The warehouse is of steel portal frame construction with blockwork to the lower levels and profile asbestos cladding to the upper levels of the external elevations. Each unit benefits from electric roller shutter doors, eaves height of approximately 4.95m and oil fired central heating.

Unit H1 benefits from a modern 2 storey office block, finishes include plastered painted walls and ceilings, fluorescent strip lighting and vinyl floor coverings.

TITLE

Held long leasehold subject to a nominal ground rent.

SALE PRICE

We are seeking offers in the region of £400,000 exclusive.

RENTAL TERMS

Rent	£56,000 per annum exclusive
Term	10 Years with Rent Review after 5 Years
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

VAT

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

UNIT / FLOOR	USE	GIA SQ M	GIA SQ FT
Unit H1			
Ground Floor	Warehouse	654.58	7,046
Ground Floor	Office	56.03	603
Ground Floor	Kitchen	4.57	49
First Floor	5no. offices	70.23	756
Unit H2			
Ground Floor	Warehouse	708.19	7,623
Total		1,493.60	16,077

Unit H1 & H2  
KNOCKMORE INDUSTRIAL ESTATE  
MOIRA ROAD  
LISBURN  
BT28 2EJ

Energy rating  
**E**

Property type

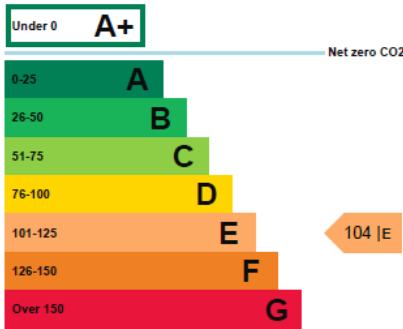
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Total floor area

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Energy efficiency rating for this property

This property’s current energy rating is E.



RATEABLE VALUE

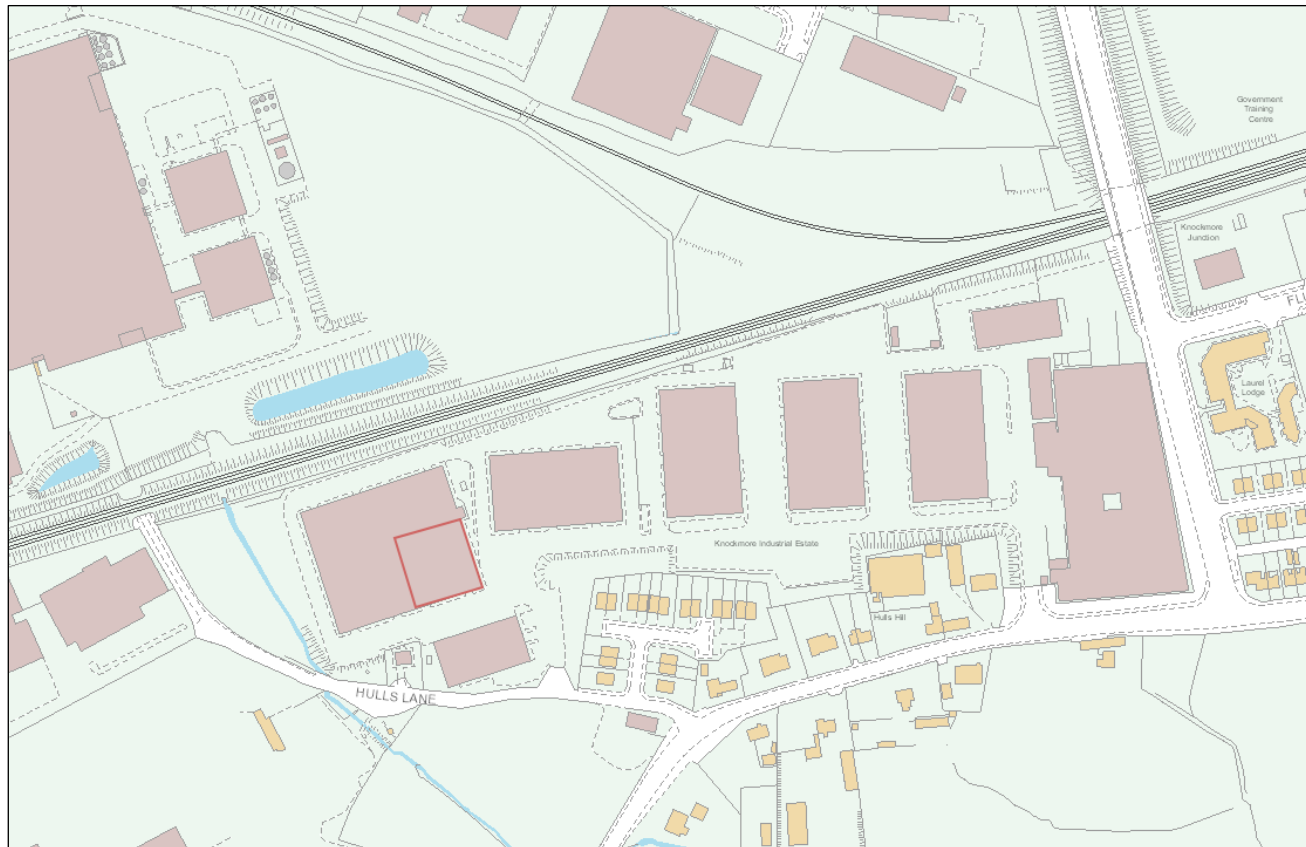
We have been advised by Land and Property Services that the estimated rateable value is £43,950. The rate in the £ for 2021/22 is £0.505616 therefore the estimated rates payable for 2021/22 are £22,221.

EPC

The building has been rated as E-104 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

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