

To Let

Excellent Own Door Office Suites
Units 16 & 16a, Crescent Business Park,
Lisburn, BT28 2GN



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE



To Let Units 16 & 16a, Crescent Business Park, Lisburn, BT28 2GN



Property Highlights

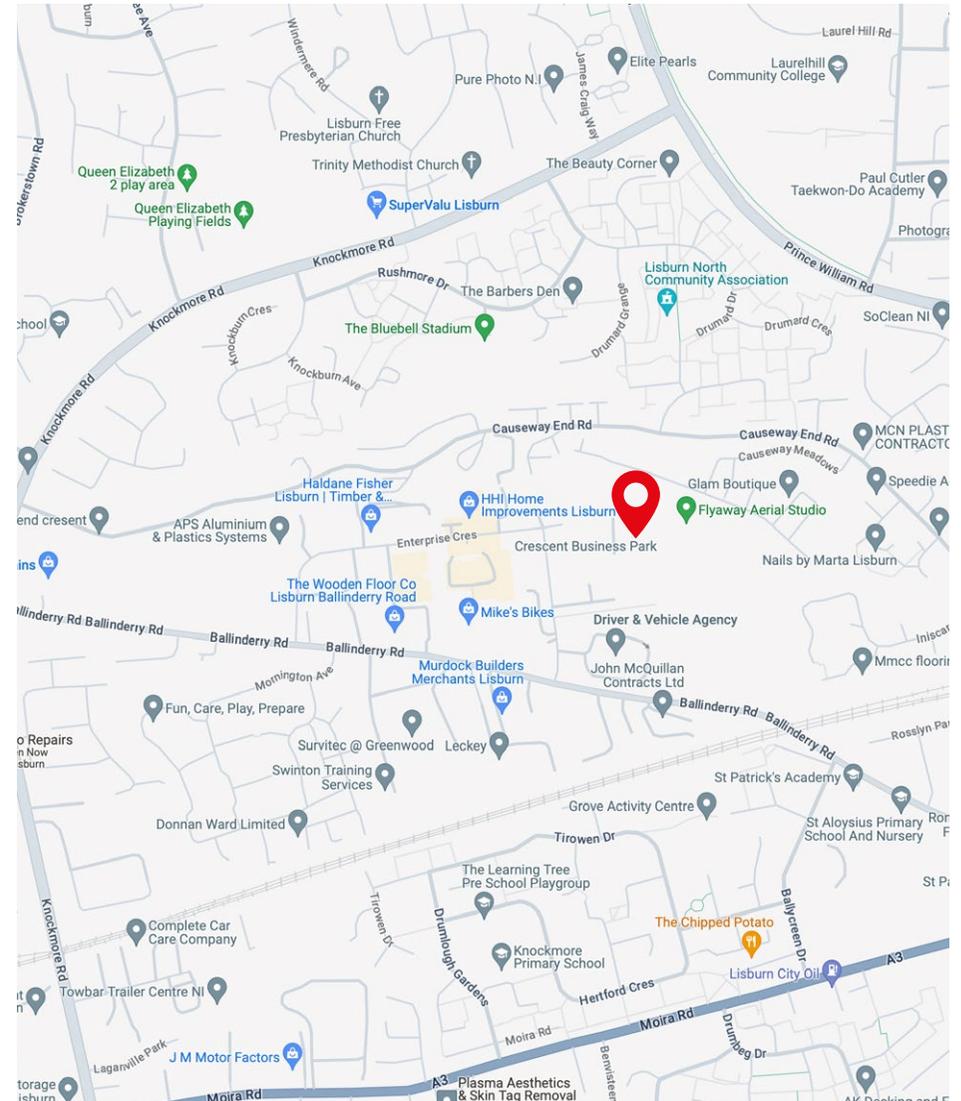
- Situated in one of Lisburn's premier business locations.
- Fully fitted office suites requiring minimal ingoing expenditure.
- Accommodation ranging in size from approx. 1,102 sq.ft. (102.38 sqm) to 2,265 sq.ft. (210.40 sqm).
- Dedicated car parking immediately to the front of the property.
- Available immediately.

Location

Lisburn is a city forming part of the Belfast Metropolitan Area situated approximately 10 miles southwest of Belfast with a population of c. 52,000 people (2021 Census). It is a popular commuter hub while also benefitting from a strong manufacturing and warehouse/distribution sector with several retail and leisure parks.

Crescent Business Park is regarded as one of Lisburn's premier business locations situated in a well-established and desirable office/industrial district just off the Ballinderry Road, approximately 1.5 miles west of Lisburn City Centre. Its location provides ease of access to the M1 Motorway and the A1 Dual Carriageway to Newry and the Republic of Ireland.

Occupiers within the Business Park include Beacon, Fairstone Financial Planners, Electro Automation, Skelton Callender Solicitors, Minshull & Co Chartered Accountants and GMcG Chartered Accountants with Haldane Fisher, DVA, Balloo Hire, HHI, Murdock Builder Merchants and McQuillan Companies in the surrounding locality.



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Description

A modern, two storey, end terrace office building of a steel portal frame construction beneath a pitched roof with a glazed front elevation permitting natural light to flood the premises.

There are two dedicated car parking spaces immediately to the front of the property with additional communal car parking spaces within the Business Park.

Unit 16

Ground floor office suite that is currently configured to provide open plan accommodation with a private office/boardroom and kitchen and disabled WC facilities situated to the rear. It is finished to an excellent standard to include plastered/painted walls, suspended ceilings with strip/spot lighting, laminate/carpet floor coverings, part perimeter trunking, electric roller shutter, door access system, burglar alarm and air conditioning.

Unit 16a

First floor office suite that is currently configured to provide open plan and cellular accommodation with a boardroom and kitchen and WC facilities situated to the rear. It is finished to an excellent standard to include plastered/painted walls, suspended ceilings with strip/spot lighting, carpet floor coverings, floor boxes, electric roller shutter, burglar alarm, air conditioning and gas heating.



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Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Unit 16 (Ground Floor)	1,102	102.38
Unit 16a (First Floor)	1,163	108.02
Total	2,265	210.40

Lease Details

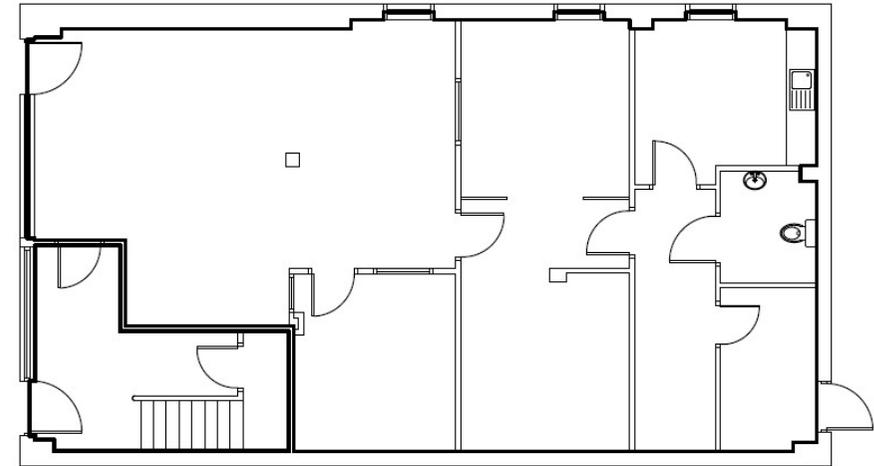
- Term: By Negotiation.
- Rent: Unit 16 - £12,000 per annum exclusive.
Unit 16a - £12,000 per annum exclusive.
- Repairs: Full repairing terms.
- Service Charge: Approx. £1,200 per annum exclusive per Unit.
Or
Approx. £1,410 per annum exclusive should the entirety of the property be let to a single occupier.
- Buildings Insurance: Approx. £230 per annum exclusive per Unit.

Rates

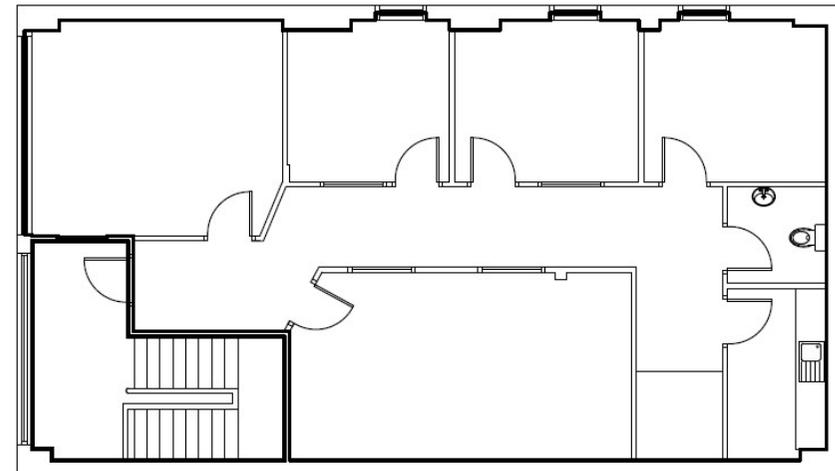
- Unit 16: The NAV is £6,750, resulting in rates payable for 2023/24 of approx. £2,841 (after SBRR).
- Unit 16a: The NAV is £3,400, resulting in rates payable for 2023/24 of approx. £1,342 (after SBRR).

VAT

We are advised that the property is currently VAT Registered.



Unit 16



Unit 16a

Not To Scale. For indicative purposes only.

EPCs



Unit 16



Unit 16a

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