

# For Sale

Development Site for Light Industrial / Warehouse Units  
with Full Planning Permission  
**Moir Road, Lisburn**



**CUSHMAN &  
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## For Sale Development Site, Moira Road, Lisburn



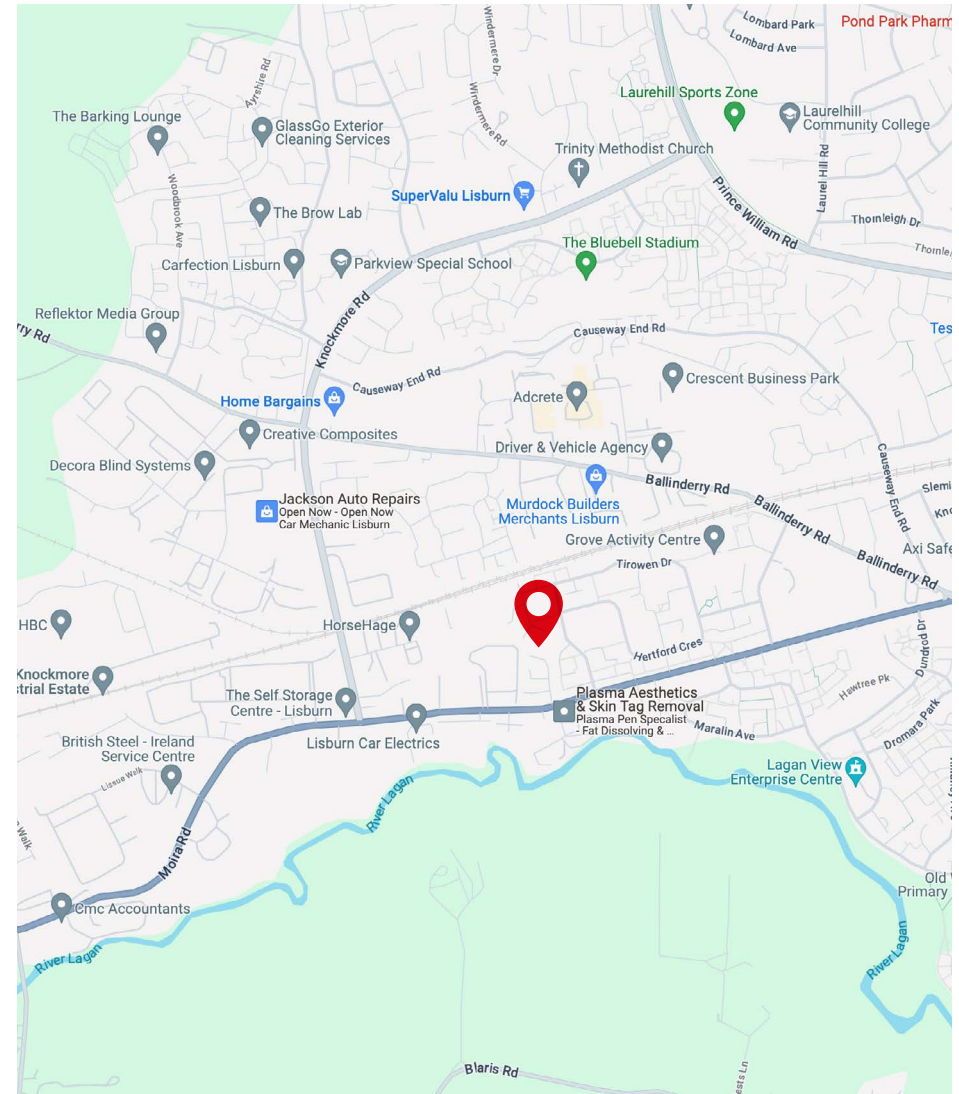
### Property Highlights

- Full Planning Permission for 11,814 sq ft arranged across 6 no. units
- Access road and services will be provided to site
- Adjacent to new residential development
- Site area of c.1.5 acres
- Offers over £475,000 exclusive

### Location

The site is located on the northern side of Moira Road, close to the junction with Knockmore Road approximately 1 mile from the City Centre. The area is characterised by a range of commercial and residential uses.

The site is situated directly behind Knockmore Business Centre and will share access with the new residential development.



## For Sale Development Site, Moira Road, Lisburn



### Description

The site forms part of a new residential development which will be accessed off Moira Road. The site is situated on the eastern side of the development. The site is flat and will comprise a cleared, serviced site with access road.

### Accommodation

Full planning permission is in place for 6 no. industrial units comprising 183 sqm (1,969 sq ft) each.

The site comprises approx. 0.60 hectares (1.5 acres).

### Planning

LA05/2022/0830/F - Demolition of existing buildings/structures and erection of mixed use development comprising mixed tenure residential development (38 no. Dwelling houses, 53 no. apartments - 91 no. units in total), 6 no. Class B2 industrial/employment units (total 1,098 sq. metres) with service yard; 3 no. flexible work spaces/ Wi-Fi hubs (total 300 sq. metres); 2 no. take away coffee pod units; private, communal and public space, landscaping, cycle and car parking, ramped access and stairs, NIE substations, associated site works and infrastructure and access arrangements from Moira Road.

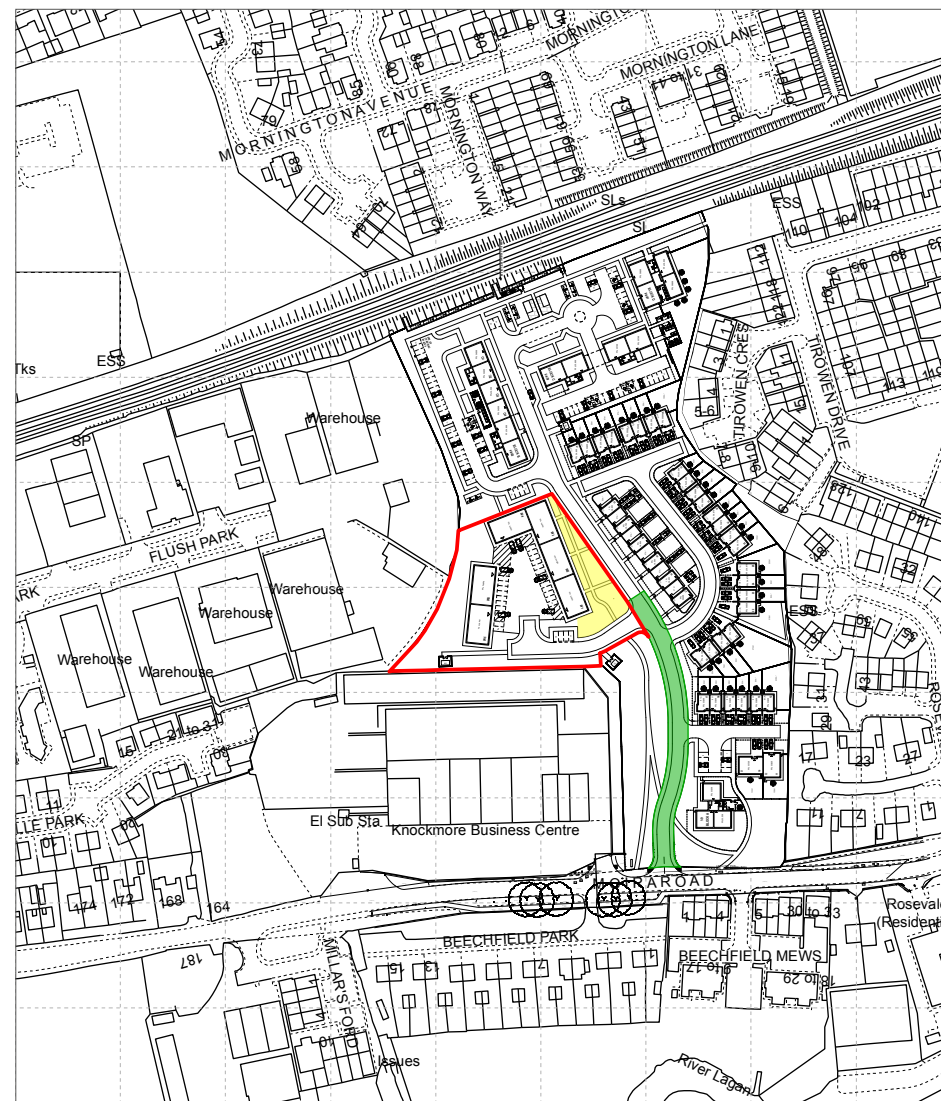
NOTE – as a condition of planning no more than 66 dwellings shall be built until all of the infrastructure necessary to deliver commercial/industrial units shall be in place and prior to the occupation of the 91st dwelling units W1 and W2 shall be fully constructed and the foundations associated with units W3, W4, W5 and W6 complete. Construction works are currently ongoing for the residential component.

### Price

Offers in excess of £475,000 exclusive.

### VAT

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



Not To Scale. For indicative purposes only.

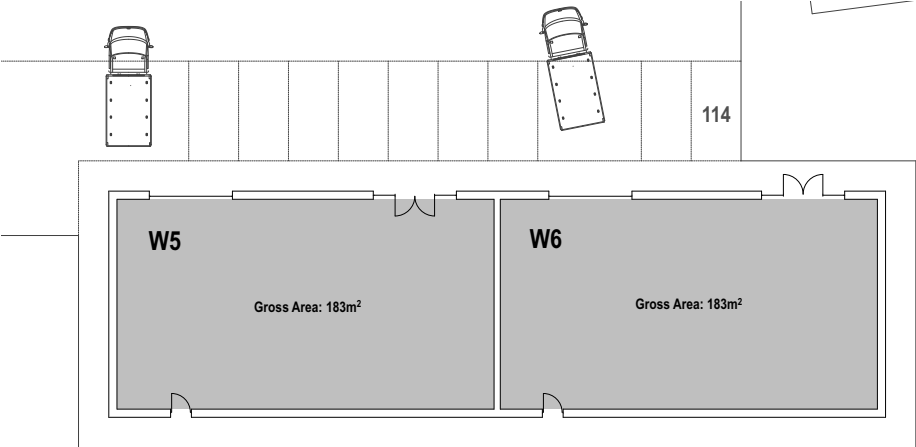
# For Sale Development Site, Moira Road, Lisburn



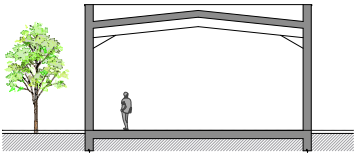
## Units W1, W2, W3 & W4

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# For Sale Development Site, Moira Road, Lisburn

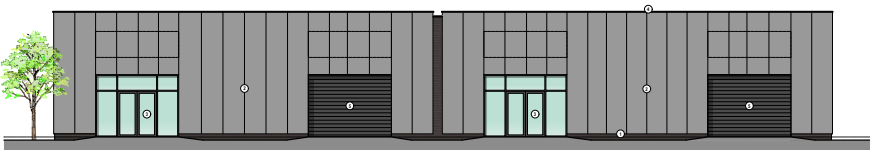


Units W5 & W6 - Floor Plan  
Scale 1:100

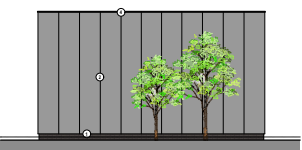


Type W - Typical Section  
Scale 1:100

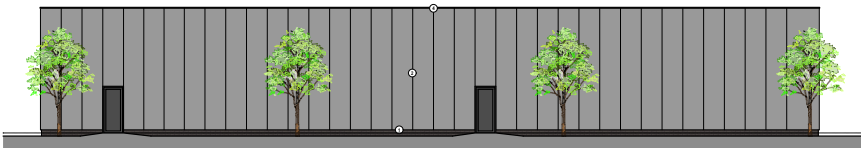
- ELEVATIONS FINISHES KEY**
- ① DARK GREY BRICK TO PLINTHS AND EXTERNAL WALLS IN AREAS SHOWN
  - ② VERTICAL CLADDING PANELS
  - ③ PPC ALUMINIUM WINDOWS AND DOORS
  - ④ PPC ALUMINIUM COPING TO PARAPETS
  - ⑤ ROLLER SHUTTER DOORS
  - ⑥ PPC ALUMINIUM GUTTERS AND DOWNPIPES
  - ⑦ INSULATED ROOFING PANELS
  - ⑧ SIGNAGE ZONE - ALL SIGNAGE TO BE UNDER SEPARATE PLANNING APPLICATION



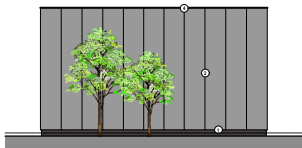
Units W5 & W6 - Rear Elevation  
Scale 1:100



Unit W5 - Side Elevation  
Scale 1:100



Units W5 & W6 - Front Elevation  
Scale 1:100



Unit W6 - Side Elevation  
Scale 1:100

## Units W5 & W6

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