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Aerial **Tour**



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**To Let**

**Knockmore Industrial Estate,**  
Moira Road, Lisburn, BT28 2EJ

**Unit G**

**10,800 to 32,000 Sq Ft**  
(Subdivision Considered)

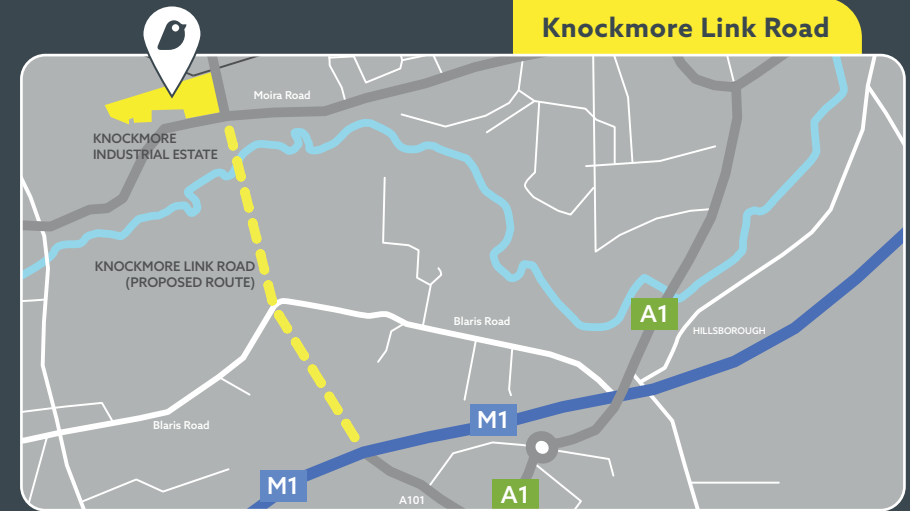


# Location

The city of Lisburn is located 9 miles west of Belfast and is part of the Belfast Metropolitan Area. The city has excellent road access being adjacent to the M1 motorway which connects Belfast to with the west of the province, and to Dublin and the Republic of Ireland.



## Knockmore Link Road



The city also benefits from the main Belfast/Dublin rail line and is 17 miles from Belfast International Airport and 13 miles from George Best Belfast City Airport. The ports of Belfast (23 miles), Larne (33 miles) and Warrenpoint (47 miles) are also easily accessible. Lisburn is the third largest city in Northern Ireland with a population of 120,165 people (2021 census).

Knockmore Industrial Estate is located approximately 1.5 miles from Lisburn City Centre on the corner of the junction of the A3 Moira Road and Knockmore Road. The proposed Knockmore Link Road will provide direct access to the M1 Motorway on completion.

Occupiers in the immediate area include Coca Cola, Tata Steel, Creative Composites, McAvoy Group, Boomer, Ford Motors, ASSA ABLOY and Camlin Group.

# Unit G

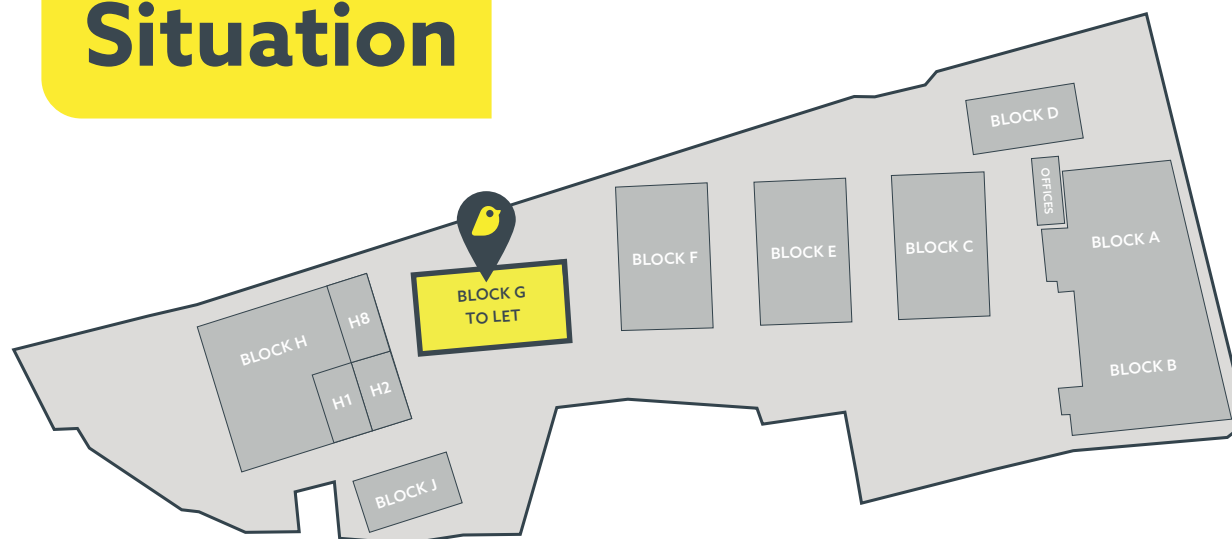
Unit G is a modern warehouse of brick and steel construction with double skin cladding, roller shutter doors and eaves height of 5.5 metres. Potential to subdivide.

Floor	Sq M	Sq Ft
Unit G	2,973	32,000
<b>Total</b>	<b>2,973</b>	<b>32,000</b>

<b>Tenancy Details</b>	Min 5 year term.
<b>Rent</b>	On Application (Exclusive of VAT)
<b>Service Charge</b>	Service Charge is currently estimated at approximately £0.30p per square foot.
<b>Insurance</b>	TBC
<b>Rates</b>	Rates will be payable by the tenant at the prevailing rate.  NAV: £67,000.00 Rate in the £ 25/26: 0.56615 Rates Payable 25/26: £37,932.05
<b>VAT</b>	All charges and outgoings will be liable for VAT.

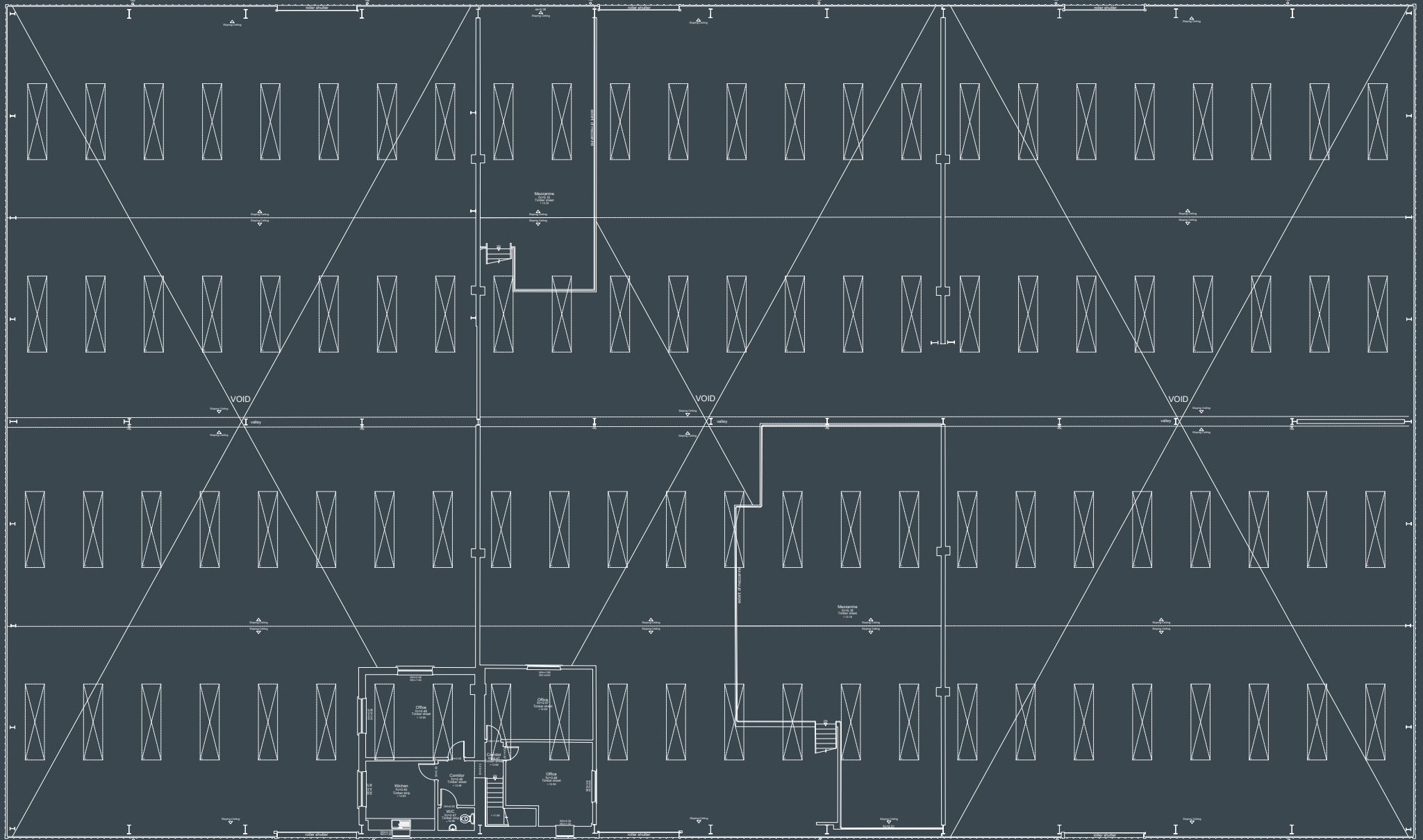


## Situation



# Floor Plan

Not to scale





# Aerial





## Contact

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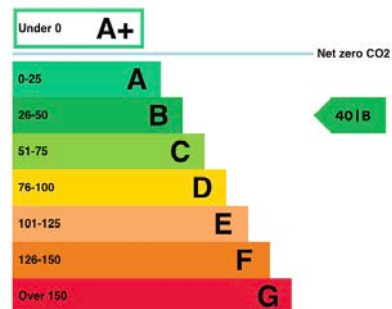
stephen@finchCRE.com

## VAT

The premises are elected for VAT and as such VAT will be payable on all outgoings.

## EPC - 40 | B

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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