

37,620 sq.ft  
Remaining

For indicative purposes only.

**To Let Warehouse/  
Manufacturing Premises**  
51 Lisburn Road, Ballynahinch BT24 8TT

**FALLOON**  
Estate Agents.com  
028 9266 3396

  
**McKIBBIN**  
COMMERCIAL  
028 90 500 100



## SUMMARY

- Manufacturing/industrial accommodation with ancillary office accommodation, comprising c. 37,620 sq ft.
- Ease of access to the wider motorway network via Junction 6 (Saintfield Road) of the M1. Alternative access to Belfast via A24.
- Nearby connection to A1 to Dublin via Hillsborough

## DESCRIPTION

The subject forms part of the industrial/manufacturing holding at 51 Lisburn Road, Ballynahinch.

The facility comprises five interlinked warehouses together with office block and covered loading bay, yard space and car parking.

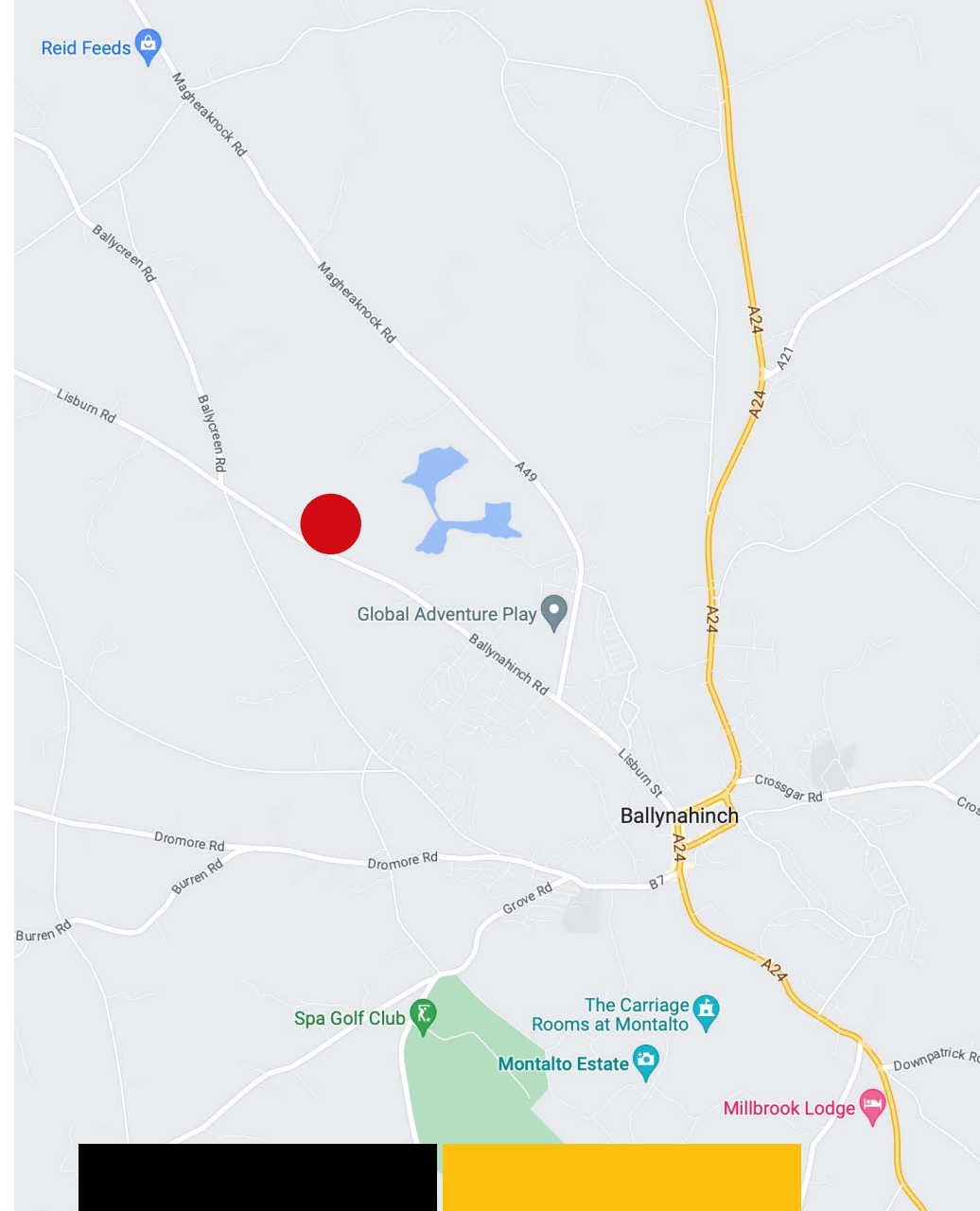
The buildings are constructed of steel portal frame with external cladding and blockwork to the lower sections, double pitched roofs with good provision of electrically operated roller shutter doors around the perimeter and multiple overhead cranes.

There are a variety of eaves height throughout of 6m.

## LOCATION

The subject property is located on the Lisburn Road on the edge of Ballynahinch, 9 miles from the M1 Motorway at Saintfield Road (Junction 6) on the main Belfast-Dublin transport corridor, 17 miles from Belfast, 19.5 miles from Belfast Port and 33 miles from Belfast International Airport.

The immediate area comprises a mix of commercial and residential properties and agricultural uses.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Part Warehouse B	1,142	12,292
Warehouse C	819	8,814
Warehouse D	1,037	11,164
Office Block	497.00	5,348
<b>TOTAL</b>	<b>3,495</b>	<b>37,620</b>

## LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	£4.50 psf, exclusive
Repairs & Insurance:	Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge:	Levied to cover maintenance and cleaning of communal areas.

## RATES INFORMATION

To be assessed on occupation.

Rate in £ 2025/26 = £0.600784

Part of the property is classified by Land & Property Services as an Industrial Hereditament.

## VAT

We understand the property is not registered for Value Added Tax.



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**Energy rating**

**C**

Valid until  
14 April 2023

Certificate number  
4194-2358-6162/7919-4674

**Property type**  
Total floor area

**RRS Score or Distribution**  
72/75 square metres

**Energy efficiency rating for this property**

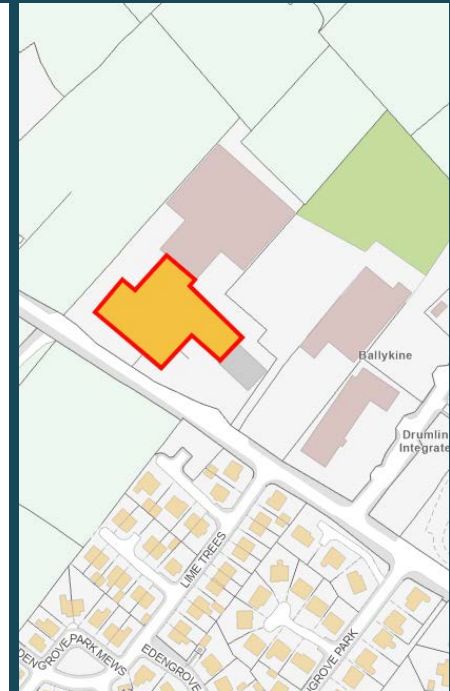
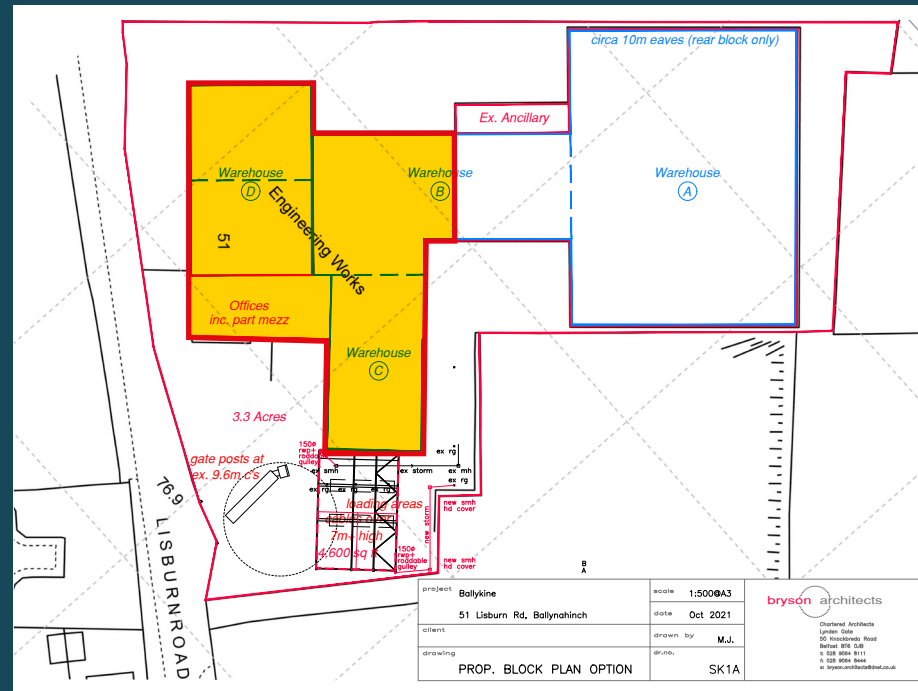
This property's current energy rating is C.

**Under 5** **A+**

**Net zero CO2**

Energy Band	Score Range	Color
A+	92-100	Dark Green
A	81-91	Light Green
B	67-80	Medium Green
C	54-66	Yellow-Green
D	46-53	Yellow
E	39-45	Orange
F	31-38	Red-Orange
G	21-30	Red

**Class D**



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