

# Lisney

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**TO LET:**  
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**Secure Self-contained Sales  
Compound/Yard c. 0.28 acres  
45 STOCKMANS WAY,  
BELFAST, BT9 7ET**

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## CONTACT

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## BRIEF

- Highly prominent location, visible from the M1 Motorway
- Excellent accessibility
- Well established commercial location
- Suitable for a wide variety of vehicle sales or storage uses, subject to planning
- Immediate availability



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**WWW.LISNEY.COM**



LOCATION

*The subject property occupies a highly visible location on Stockmans Way, approximately 3 miles south west of Belfast City centre.*

The location benefits from ease of access to the M1 and the wider motorway network.

The immediate area is a well established commercial location and comprises a mix of offices, trade counter and warehouse accommodation.

In addition, Stockmans Way is located in close proximity to Boucher Road which is widely regarded as Belfast's premier car sales and out of town retail location.

DESCRIPTION

*The property comprises a flat and regular shaped site totalling c. 0.28 acres.*

The property is secured by paladin & palisade fencing on all elevations and is accessed via a gate from Stockmans Way.

The property is surfaced in concrete with existing floodlighting and comprises a standalone modular office building of c. 1,264 sq ft.

The property would be well suited for use as a vehicle/plant sales compound or any other sales or storage type use, subject to planning and the necessary statutory consents.

RATES

*We have been advised by Land & Property Services (LPS) that the property is to be reassessed for rating purposes. For further information please contact the agent*

INSURANCE

*The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the property.*

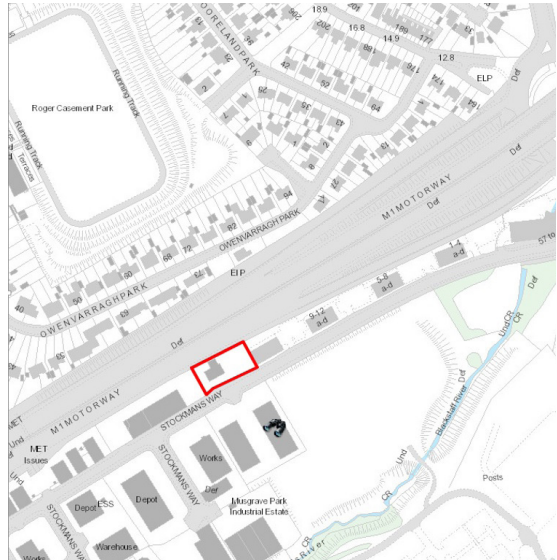
FLOOR AREA

Area	Sq. M.	Sq. Ft.
Reception	18.90	203
Office 1	28.70	308
Office 2	18.70	201
Office 3	15.50	167
Office 4	21.60	233
Kitchen	14.00	152
<b>Net Internal Area</b>	<b>117.40</b>	<b>1,264</b>

AERIAL



SITE PLAN



TERMS

*Rent: £25,000 per annum excl.  
Term: subject to negotiation.*

*The space will be offered on Full Repairing and Insuring terms.*

VAT

*All prices, outgoings and rentals are exclusive of, but may be liable to VAT*

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