

McConnell



028 90 205 900
mcconnellproperty.com

TO LET

To Let Warehouse / Showroom/ Offices

**23 Gardners Road, Lisburn
BT27 5PD**

- Building extends to 9,450 sq ft
- Close Proximity to Lisburn
- Set on self-contained site with ancillary hardstanding / yard

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The subject property is located approximately 2 miles southeast of Lisburn town centre. Gardners Road links the Saintfield Road (A49) to the Comber Road via Lisnastreen Road. Access to the M1 motorway is via Junction 6 which is located c.1.5 miles distant and provides convenient access to both the M1 heading west and to the A1 Belfast to Dublin.

DESCRIPTION

The property comprises a warehouse with a mezzanine storage floor and two storey showroom/office section constructed within . The building is part block work elevations and the remainder is clad in profile sheet steel. The roof is profile sheet steel and incorporating c.10% roof lights and with an eaves height of c.6m (20ft). The building floor plate is 7,150 sq ft (665 sqm) which incorporates a timber mezzanine storage area of 1,940 sq ft. The showroom/office extends to 720 sq ft over ground and first floors.

LEASE TERMS

Term: A new lease for a term by arrangement
Rent: £35,750 per annum
Repairs: Effective full repairing and insuring lease

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground – warehouse/office	6,790	631.00
Mezzanine	1,940	180.30
Showroom/Office	720	66.90
Total Internal Area	9,450	878.20

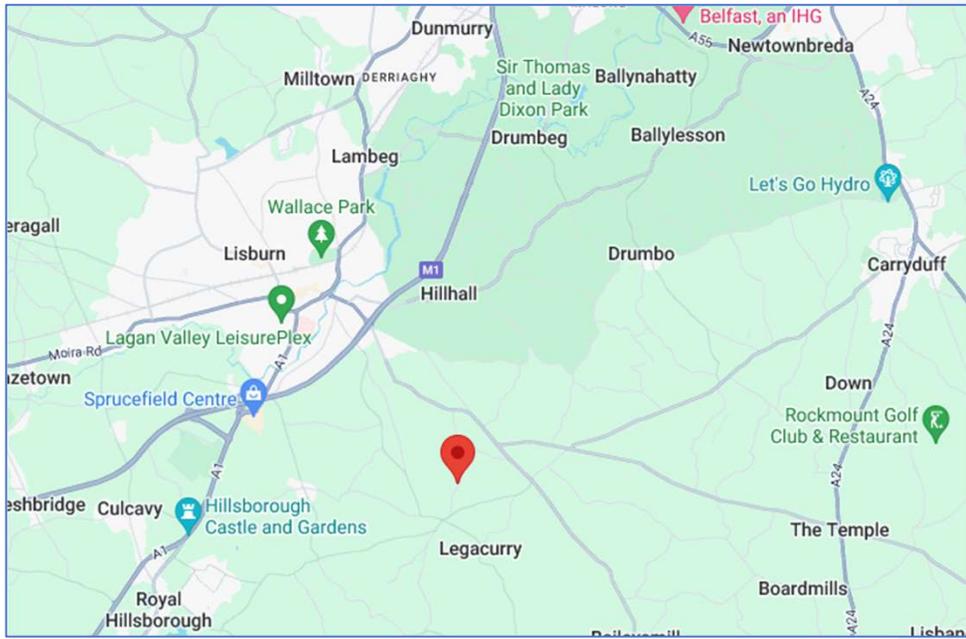
VAT

All prices and outgoings stated are exclusive of VAT.

EPC

An Energy Performance Certificate will be made available upon request.

LOCATION



VIEWING

For further information or to arrange a viewing, please contact:



Contact: Frazer Hood

Tel: 028 90 205 900 / 07753 817003

Email: frazer.hood@mcconnellproperty.com

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.