

TO LET



Excellent Industrial Building

**Unit 0, 18 Altona Road
Blaris Industrial Estate
Lisburn
BT27 5QB**

- Accommodation extends to 5,322 sq ft
- Offices / trade counter within
- Ideally located just off the M1 Motorway

LOCATION

Lisburn is one of the largest cities in Northern Ireland and is ideally situated 8 miles West of Belfast. Lisburn further benefits from ease of access to both the M1 Motorway to Belfast and the A1 Motorway to Dublin.

Blaris Industrial Estate is a well-established commercial location situated on Altona Road, approximately 1 mile from the Sprucefield Roundabout which serves as a gateway to both Belfast and Dublin.

The subject property is surrounded by a wide range of neighbouring occupiers to include; Johnsons Coffee, Briggs Equipment, John Preston, McCulla Ireland and Lisburn Council.

DESCRIPTION

The property comprises of a warehouse building of 3,300 sq ft which benefits from a further 2,022 sq ft of office / trade counter accommodation to the front of the building.

The warehouse is of steel portal frame with part brick and part profile steel elevations beneath a pitched roof. The building further benefits from a level access roller shutter door, and eaves height from a low of 5.2m.

There is also Kitchen and W.C. provisions throughout the building.



LEASE DETAILS

Rent: £35,000 per annum excl.

Term: Negotiable

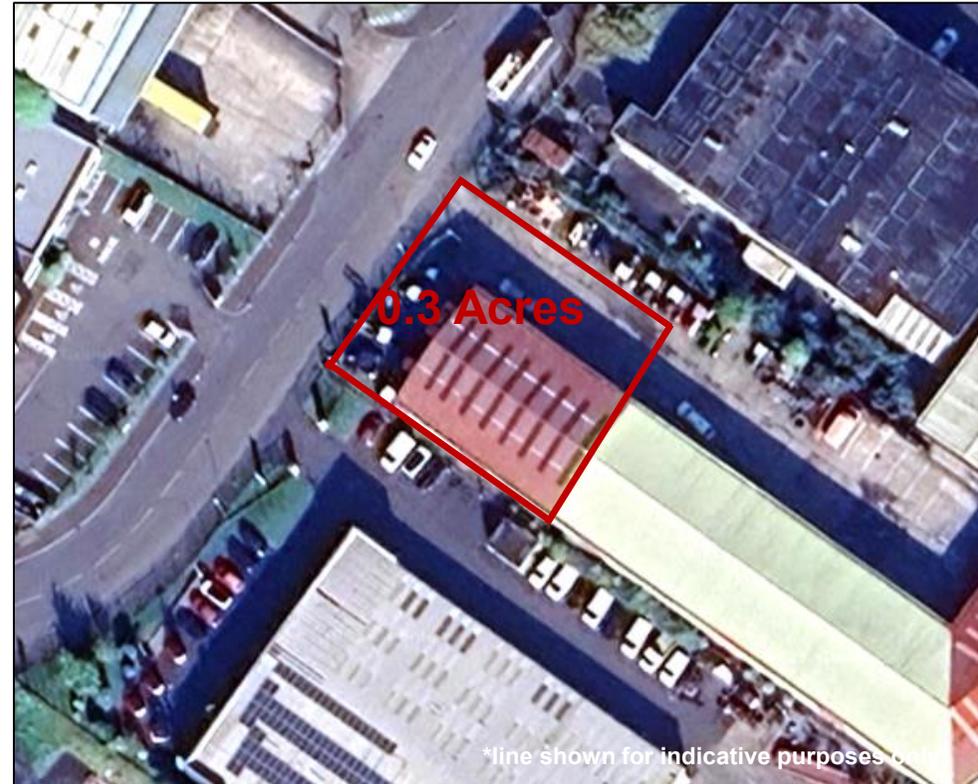
Please contact the agent for further details.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Warehouse	3,300	306.64
Ground Floor Trade Counter	898	83.42
First Floor Office	1,124	104.43
Total Internal Area	5,322	494.49

SITE AREA

The total site measures approximately 0.3 acres.



RATES

We have been advised of the following by LPS:

Unit 0, 18 Altona Road, Lisburn:

NAV: £21,900 (Source: LPS on-line database)

Rate in £ for 2025/26: 0.566150

Rates payable (approx.): £12,398.69

(Note: prospective Purchasers are advised to make their own enquiries in relation to Rates).

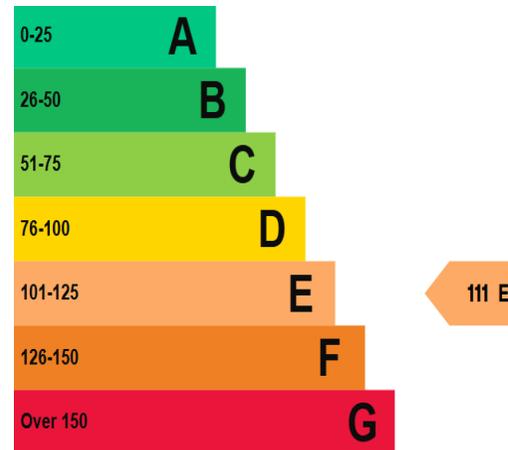
VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

EPC

The properties current Energy Performance Certificate is 111E.

Please contact the agent for further details.



LOCATION



FURTHER DETAILS

Please contact the agents below for further details or to arrange a viewing.

McConnell | **JLL** Alliance Partner

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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/uk/si/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.