



FOR SALE / TO LET (Due to Relocation)

High Specification Warehouse / Factory of c. 43,000 sq ft / 3,995 sq m on Self Contained Site of c. 2.7 Acres

**17 Ferguson Drive, Knockmore Hill Ind Est, Lisburn,
BT28 2EX**



OKT
O'CONNOR KENNEDY TURTLE

LOCATION / DESCRIPTION

Lisburn is located 9 miles west of Belfast City Centre and constitutes part of the Belfast Metropolitan Area. The city benefits from excellent road access being adjacent to the M1 motorway which connects greater Belfast with the west of the province and the A1 which provides a direct link to Dublin and the Republic of Ireland.

The subject property is located on the eastern side of Knockmore Road, approximately 1.5 miles from Lisburn City Centre and the M1 motorway within the established Knockmore Hill Industrial Estate which is one of Northern Ireland's premier industrial parks servicing the M1 / A1 / Belfast / Newry / Dublin corridor.

The office block is fitted to include suspended ceilings with carpeted flooring and canteen and WC facilities. The property sits in a self-contained site of c. 2.7 acres with portal framed double shared warehouses with smooth screed concrete floor, 500 kva power supply, suspended low energy lights and translucent panels providing a good level of natural lighting with customer / staff car parking and a concrete marshalling yard which serves the three roller shutter access points.

Other occupiers in the vicinity include Smiley Monroe, Assa Abloy, Global Lubricants, Camlin Group, Decora Blinds, Boomer Industries and The McAvoy Group.



Located c. 9 miles west of Greater Belfast / Drive time: 24 mins

Situated close to the M1 motorway

Location	Miles
Belfast	10
Newry	31
Dublin	98

Airport	Miles
International	6
Belfast City	15

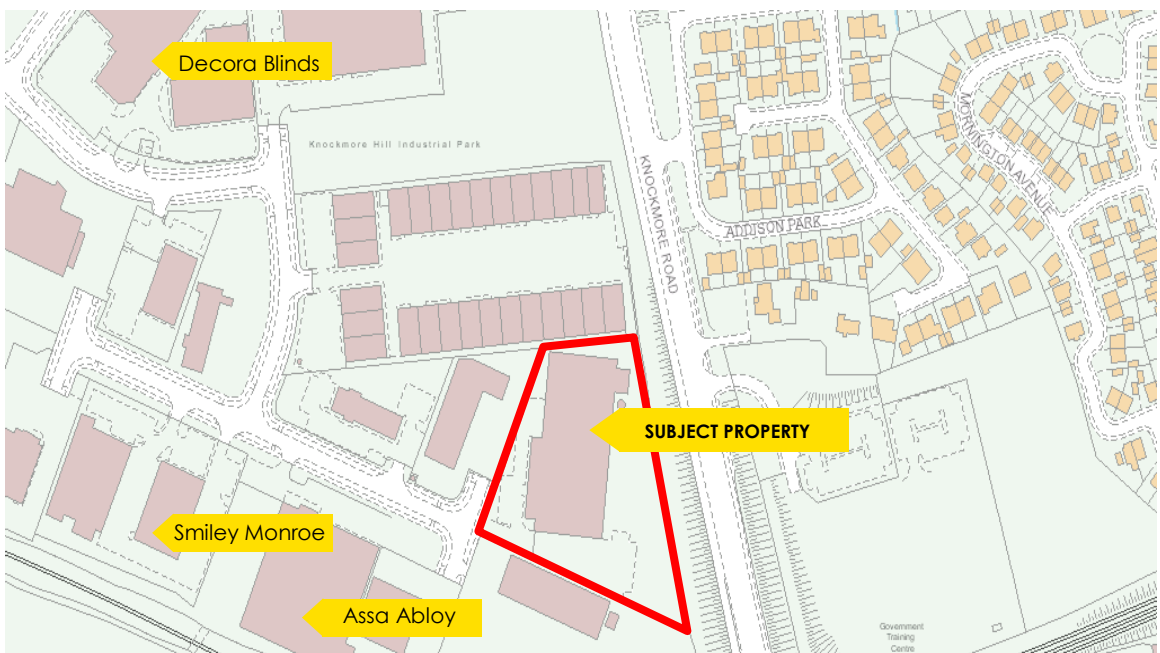
Port	Miles
Larne	34
Belfast	14

ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
Warehouse (c. 5 m / 16.5 ft to eaves and c. 7 m / 23 ft to apex)	c. 3,600 sq m	39,396 sq ft
Office	c. 189 sq m	2,045 sq ft
Canteen	c. 9 sq m	97 sq ft
Storage	c. 120 sq m	1,292 sq ft
TOTAL	c. 3,918 sq m	42,830 sq ft

SITE AREA

2.7 Acres / 1.09 Hectares





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/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

LEASE / SALE DETAILS

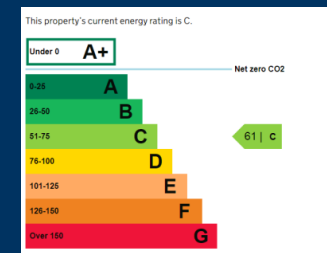
TERM / RENT REVIEWS:	10 years with 5 year rent review
RENTAL:	Price on Application
PRICE:	Price on Application
REPAIRS / INSURANCE:	Full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £135,350. The commercial rate in the pound for 2020 / 2021 is £0.505611

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC



FURTHER DETAILS



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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.