



Instinctive
Excellence
in Property.

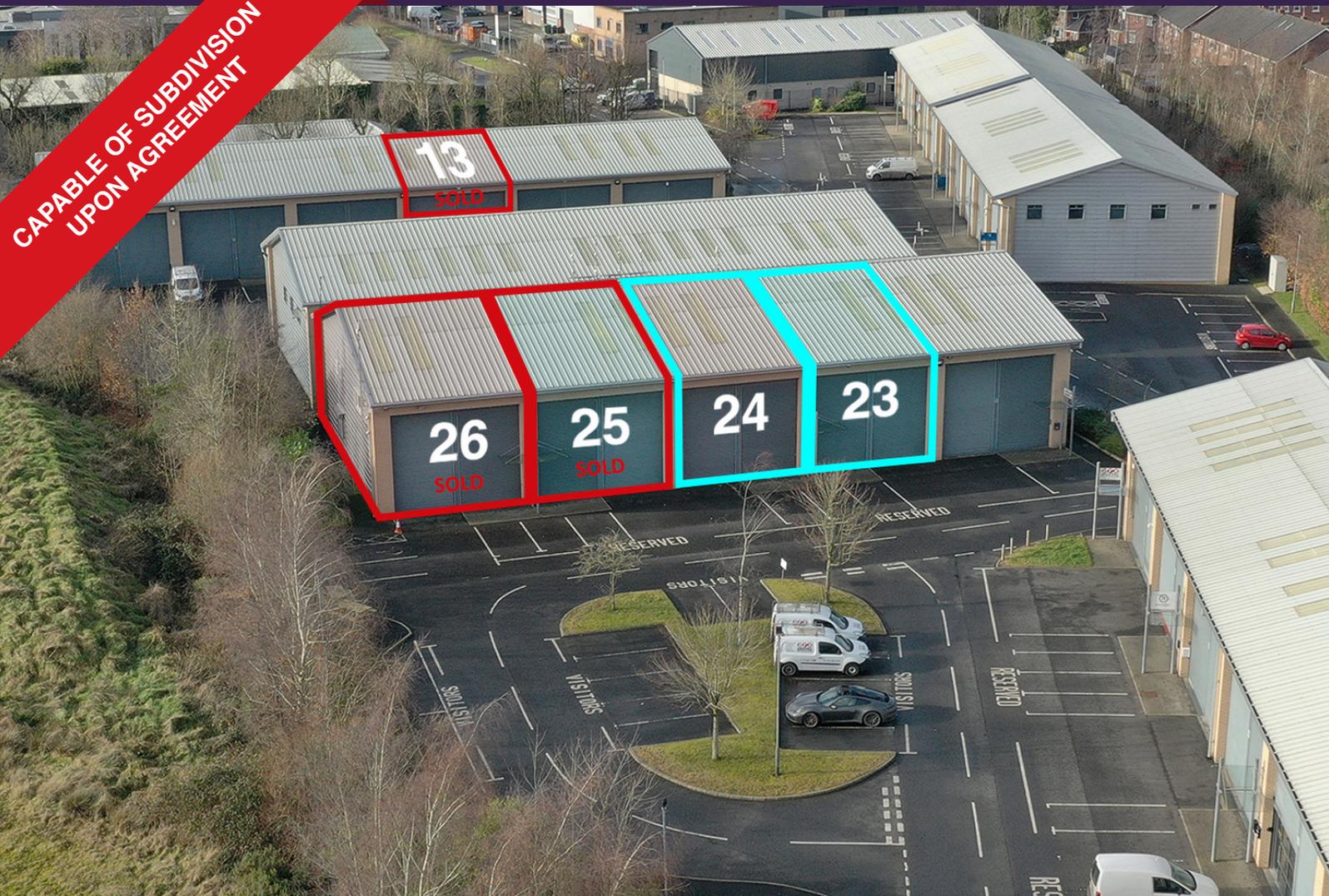
For Sale/To Let

High Specification Business Units
Ranges Between 3,187 sq ft - 6,769 sq ft

Units 23 & 24
Crescent Business Park
Lisburn
BT28 2GN

OFFICE / WAREHOUSE

CAPABLE OF SUBDIVISION
UPON AGREEMENT



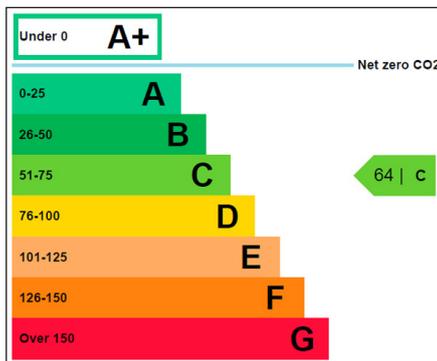
For Sale/To Let

**High Specification
Business Units
Ranges Between 3,187 sq
ft - 6,769 sq ft**

Units 23 & 24
Crescent Business Park
Lisburn
BT28 2GN

OFFICE / WAREHOUSE

EPC



Units 23, 24, 25 & 26

Location

Crescent Business Park is a popular and established office/industrial park situated just off the Ballinderry Road, approximately 1 mile from Lisburn city centre, 10 miles to Belfast and 95 miles to Dublin.

The location benefits from excellent transportation links with easy access onto the M1 motorway network and A1 Road to the Republic of Ireland. Neighbouring occupiers include Haldane Fisher, HHI Home Improvement and South Antrim Alarms.

Description

The business units are of a modern steel portal frame construction with concrete block infill walls and a brick external leaf. The front elevations are largely glazed within a powder coated aluminium frame. Units 23 and 24 are currently interconnected and are available to be sold as one unit.

The units are arranged across three floors, with unit 23 benefitting from lift access. The premises are finished to include; LED lighting fixtures, concrete flooring on the ground floor, carpeted flooring in the offices, suspended ceilings, painted/plastered walls and benefit from a mixture of gas fired central heating and air conditioning.

The premises have the benefit of roller shutter access and 3 phase power supply. The previous tenant had installed a Paxton key fob access through all entry/exit points. The units benefit from ample dedicated and communal parking.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description/GIA	Sq Ft	Sq M
Unit 13		SOLD
Unit 23	3,187	296.1
Unit 24	3,582	332.8
Unit 25		SOLD
Unit 26		SOLD

Rates

We have been advised by the Land and Property Services website of the following rating information:

Net Annual Value

Unit 13:	SOLD
Unit 23 & 24:	£30,050 (Currently assessed as one rates hereditament – can be reassessed if subdivided)
Unit 25:	SOLD
Unit 26:	SOLD

Rate in the £ for 2023/2024: £0.526146

Sale Price

Sale Unit 23:	Offers over £245,000 exclusive
Sale Unit 24:	Offers over £240,000 exclusive

Lease Details

Term:	Negotiable
Rent:	£18,000 per annum per unit

VAT

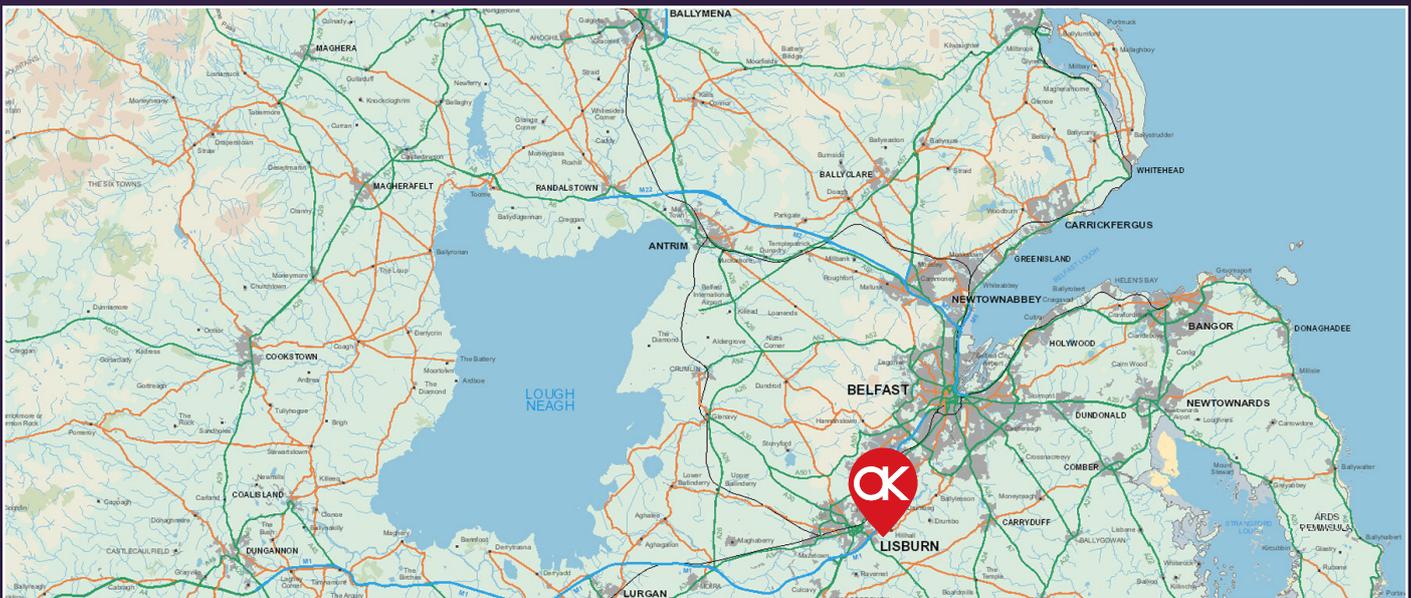
All prices, rentals and outgoings are quoted exclusive of VAT.

Examples of Units 23-26





FOR IDENTIFICATION PURPOSES ONLY



CHRIS SWEENEY: 📞 028 9027 0032 📠 079 3142 2381 ✉️ chris.sweeney@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉️ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉️ property@osborneking.com 🌐 www.osborneking.com 📱 📺 📷

CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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