



Part of the
Savills Group



To Let

First Floor Office Suite
c. 936 sq ft (87 sq m)

13B Antrim Street
Lisburn
BT28 1AU

OFFICE



OFFICE

Location Map



Location

This first floor office suite is located in Lisburn city centre, offering excellent accessibility to a range of amenities. The M1 motorway network is just a 6 minute drive away and Lisburn Train Station only a 7 minute walk from the premises. The unit is situated conveniently a short distance to Bow Street and Bow Street Mall, which features a variety of local and commercial retailers, cafés and restaurants.

Description

The unit comprises 3 office/treatment rooms, studio, reception, kitchen and WCs. The premises consists of wooden flooring throughout, plastered & painted walls and benefits from natural lighting.

Accommodation

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

Description	Sq Ft	Sq M
First Floor	936	87

Lease Details

Term: Negotiable
Rental: £9,000 per annum exclusive

Rates

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

Net Annual Value: £3,850
Rate in the £ for 2024/2025: £0.547184
Estimated rates payable: £2,106

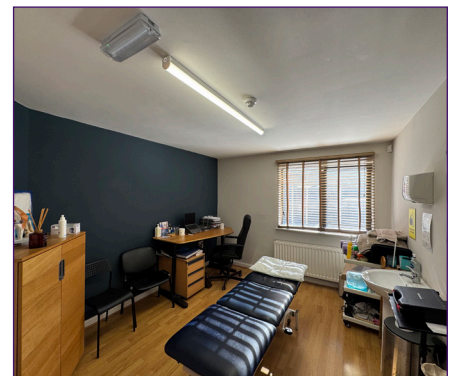
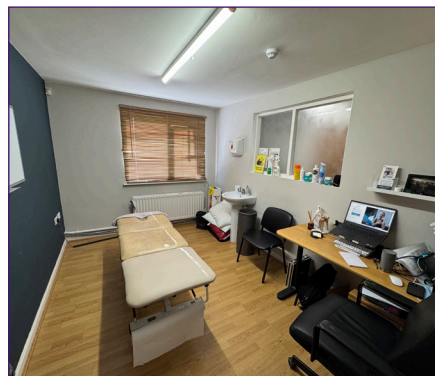
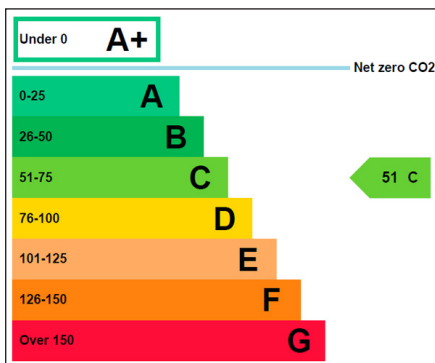
VAT

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

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

EPC



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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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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