



Part of the  
Savills Group



# To Let

**Office / Commercial Opportunity**  
**c. 2,622 sq ft (243.68 sq m)**

19A Ballinderry Road  
Lisburn  
BT28 2SA

**OFFICE / COMMERCIAL**





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Opportunity**  
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m)

19A Ballinderry Road  
Lisburn  
BT28 2SA

## Location

The premises is located approximately 1 mile west of Lisburn city centre and 10 miles south of Belfast City centre situated on a prominent site on the Ballinderry Road. The surrounding area incorporates a thriving commercial area to include both national and local occupiers within Lisburn Enterprise Centre, Crescent Business Park and Knockmore Industrial Estate.

## Description

The premises is situated on a site approximately 0.5 acres and benefits from a generous amount of parking to the rear. Internally the property is fitted to a good standard throughout to include carpet flooring, suspended ceiling with fluorescent strip lighting and featured sky lighting.

The accommodation consists of a reception area, an open-plan office with a mixture of board /meeting rooms, individual offices, store rooms, kitchen and WC facilities.

The premises would be suitable for a variety of uses, subject to planning permission.

## 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
Net Internal Area	2,622	243.68

## Lease Details

**Term:** Negotiable  
**Rental:** £25,000 per annum exclusive

*Incentives available subject to lease length and covenant strength.*

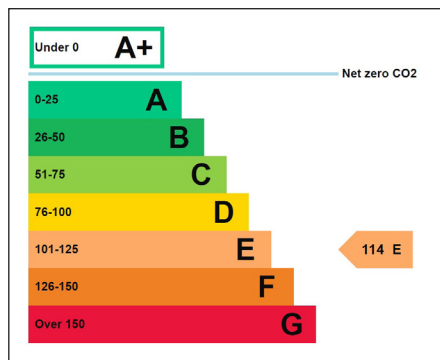
## Rates

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

**Net Annual Value:** £25,500  
**Rate in the £ for 2025/2026:** £0.566150  
**Estimated rates payable:** £14,436.83

## OFFICE / COMMERCIAL

## EPC





## VAT

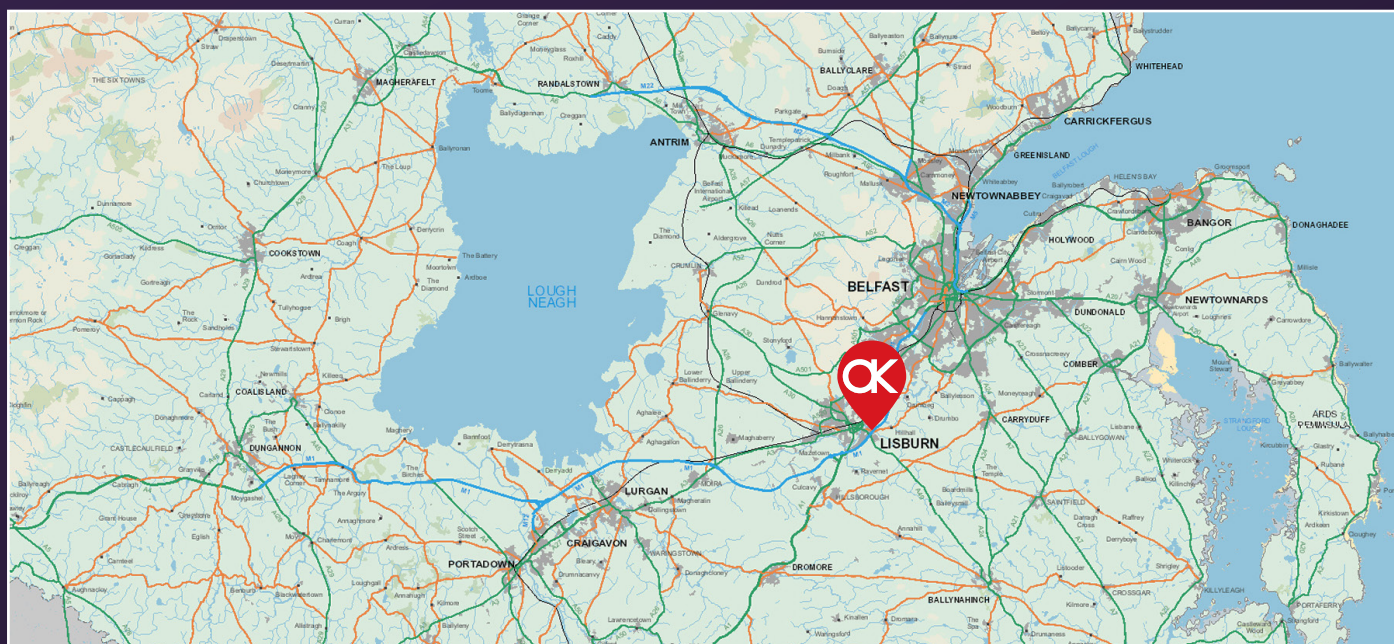
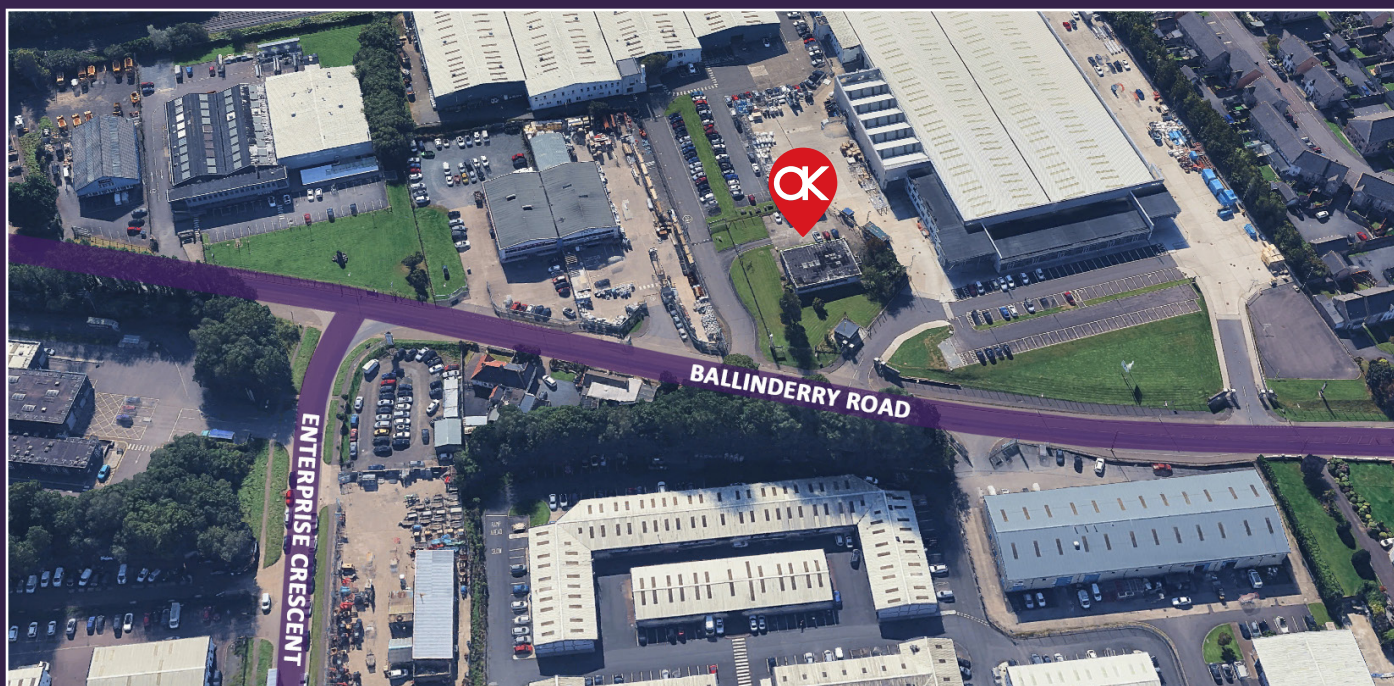
We understand that the property is not registered for VAT.

## 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.







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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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.