



FOR IDENTIFICATION PURPOSES ONLY

TO LET

Warehouse / Cold Stores and Offices (Available in separate units)

Hillhall Road, Lisburn, Co Antrim BT27 5JQ

JOINT AGENTS

CBRE NI

PART OF THE AFFILIATE NETWORK

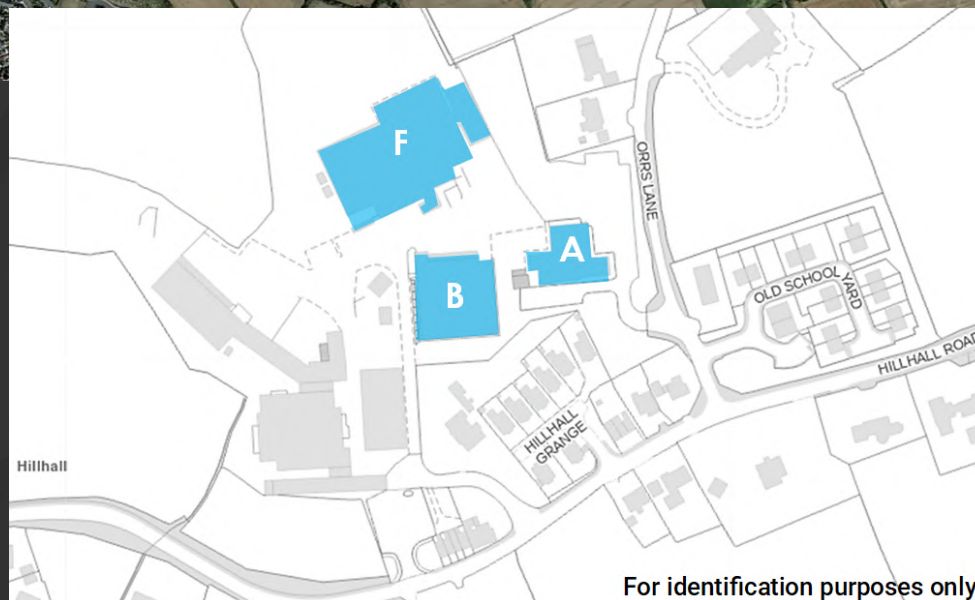
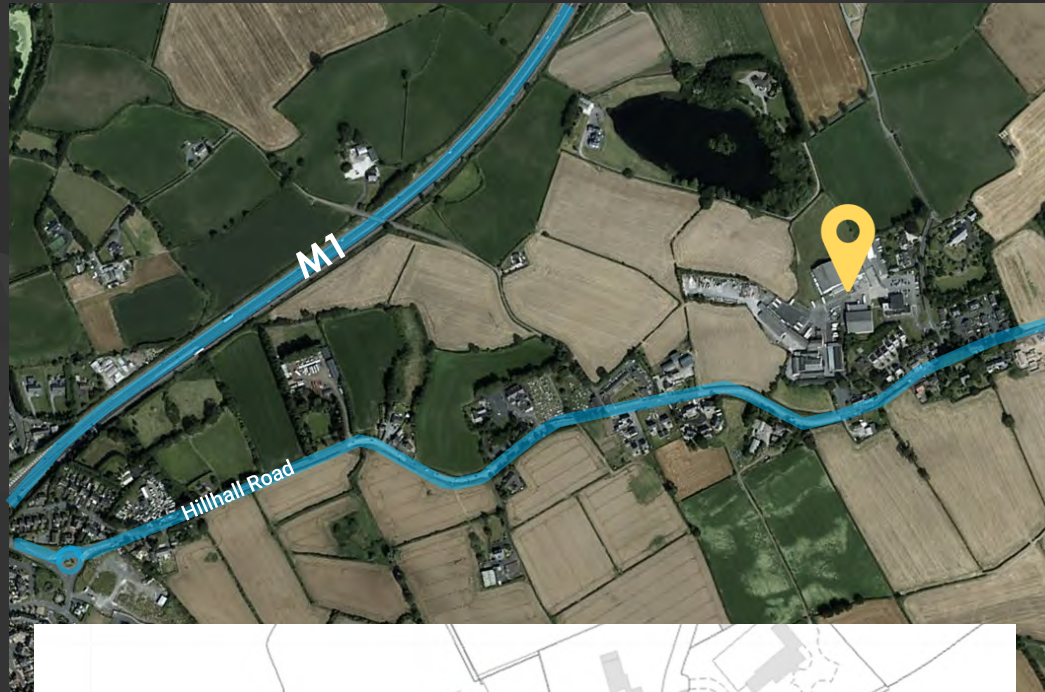
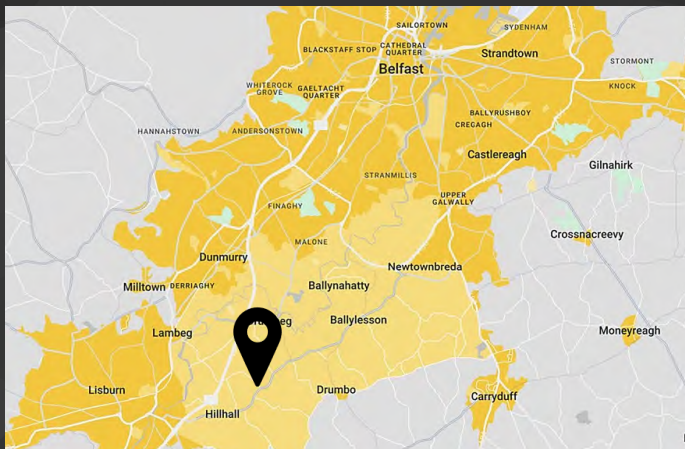


LOCATION

Lisburn is located c. 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 is situated between Belfast and Lisburn, on the north side of the Hillhall Road / B23, providing access to Belfast and Northern Ireland's main road network.

The estate is approximately one mile to the west of the M1 Motorway junction at Lisburn and three miles from the Sprucefield junction.



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DESCRIPTION

The subject consists of 2 main warehouse buildings and an office block on a site of approximately 5.7 acres with the benefit of an extensive shared yard area.

The main warehouse buildings are of steel portal frame construction, with eaves heights of c. 7.5m and 6.m.

Can be let on a building-by-building basis.



C. 8 MILES

TO BELFAST CITY
CENTRE



C. 3 MILES

TO LISBURN CITY
CENTRE



CONNECTIVITY

EASY ACCESS TO THE
M1 MOTORWAY



C. 12 MILES TO
BELFAST GEORGE BEST
CITY AIRPORT

C. 18 MILES TO
BELFAST INTERNATIONAL
AIRPORT

ACCOMMODATION

BUILDING A

ACCOMMODATION: Offices and Stores
FLOOR AREA: 1,991 sq m (10,775 sq ft)
RENT: £40,000 per annum

BUILDING B

ACCOMMODATION: Cold Stores
FLOOR AREA: 1,503 sq m (16,178 sq ft)
RENT: £90,000 per annum

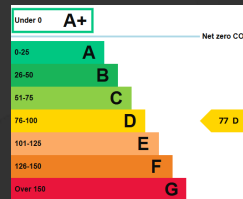
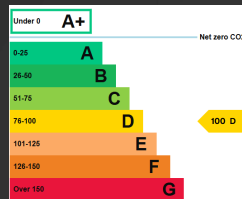
BUILDING F

ACCOMMODATION: Warehouse, Offices and Cold Stores
FLOOR AREA: 3,778 sq m (40,660 sq ft)
RENT: £170,000 per annum

The NAV for the entire estate is currently £173,250 and therefore the estimated rates payable for 2025/2026 is just over £98,000. The rateable value will need to be reassessed once the above units are let on a separate basis.

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

EPCS



ADDITIONAL LEASE DETAILS

TERM: Negotiable

REPAIRS: Full repairing and insuring lease with the common areas of the estate maintained by way of service charge provision

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed tenant will be required to satisfy the Lessor and their agents regarding the source of the funds used to complete the transaction.

FURTHER INFORMATION

For further information / viewing arrangements please contact Joint Agents:

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The agents for themselves and for the Vendors of this property 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 or CBRE NI have any authority to make or give any representation or warranty in relation to this property. (iv) Services, equipment or facilities have not been tested. Purchasers must satisfy themselves by inspection or otherwise.