

OKT

TO LET

19 Enterprise Crescent, Lisburn BT28 2BP

Warehouse Accommodation extending to c. 11,928 sq ft (1,106 sq m)

LOCATION

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.

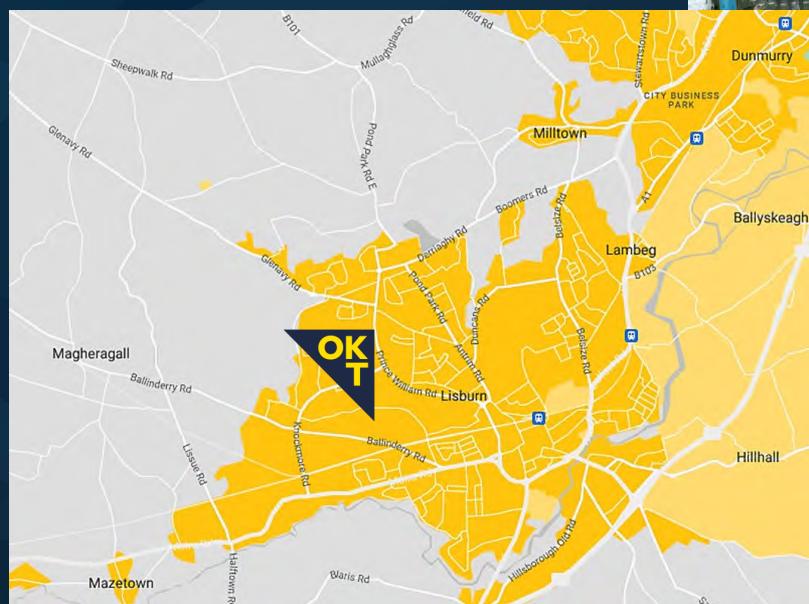
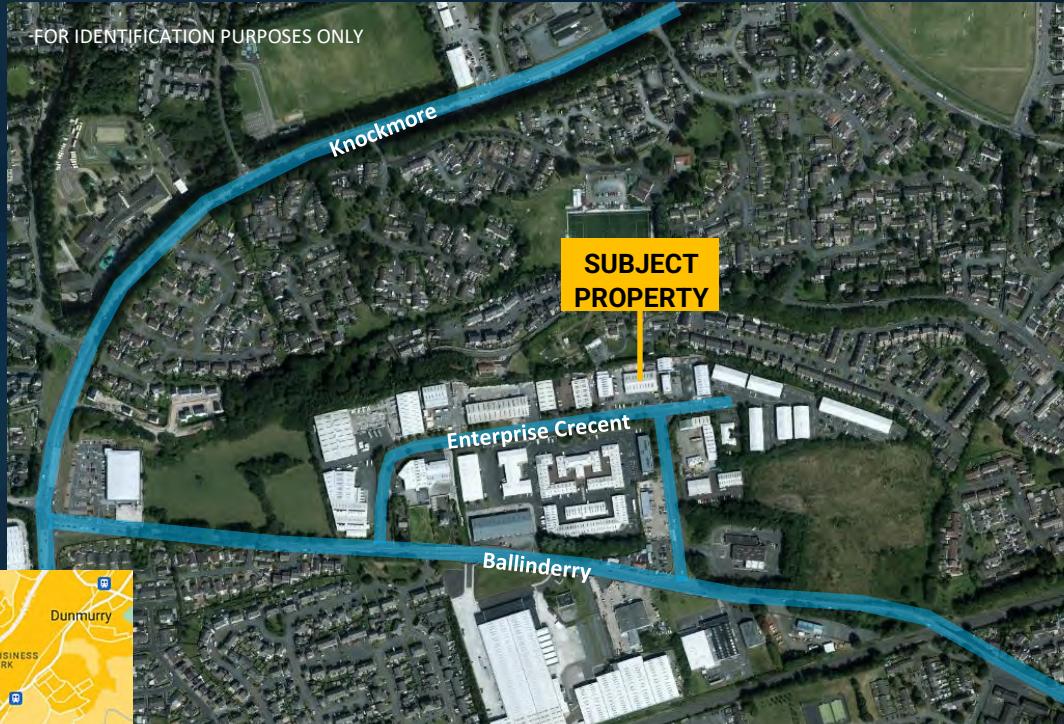
The subject property fronts onto Enterprise Crescent just off the Ballinderry Road c. 1.3 miles west of the City Centre and approximately 2.2 miles from the M1 motorway.

The property is situated within Enterprise Crescent Estate, a well-established industrial location within Northern Ireland, servicing the M1/A1/ Belfast / Newry corridor.

The surrounding area is home to several local and national distribution and manufacturing companies.

The surrounding area is an established industrial location with neighbouring occupiers including Balloo Hire Centre, Driver & Vehicle Agency, Haldane Fisher, HHI Home Improvements and Veterinary Surgeon Supply Co.

In addition, Lissie and Knockmore Hill Industrial Estates are in close proximity to the subject property.



DESCRIPTION

The subject comprises a self-contained industrial unit with workshop, office and trade counter facilities on a 0.7 acres site.

The building is of a steel portal frame construction which is enclosed with part block brick and double skinned cladding. Internally the well illuminated workshop benefits from an eaves height of 17 ft, LED lighting, a screed concrete flooring and 2 no. electric roller shutter doors of 13 ft. in height.

Additionally, the ground floor accommodation benefits from trade counter, office, reception and ancillary staff facilities with additional office and storage space on the mezzanine level.

C. 1.5 MILES
TO LISBURN CITY
CENTRE

C. 9 MILES
TO
BELFAST CITY
CENTRE

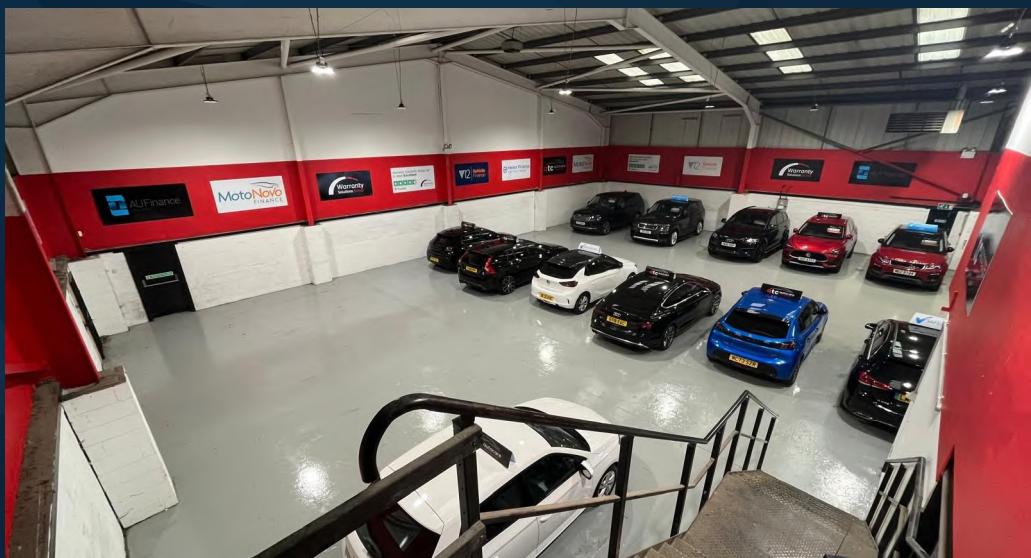
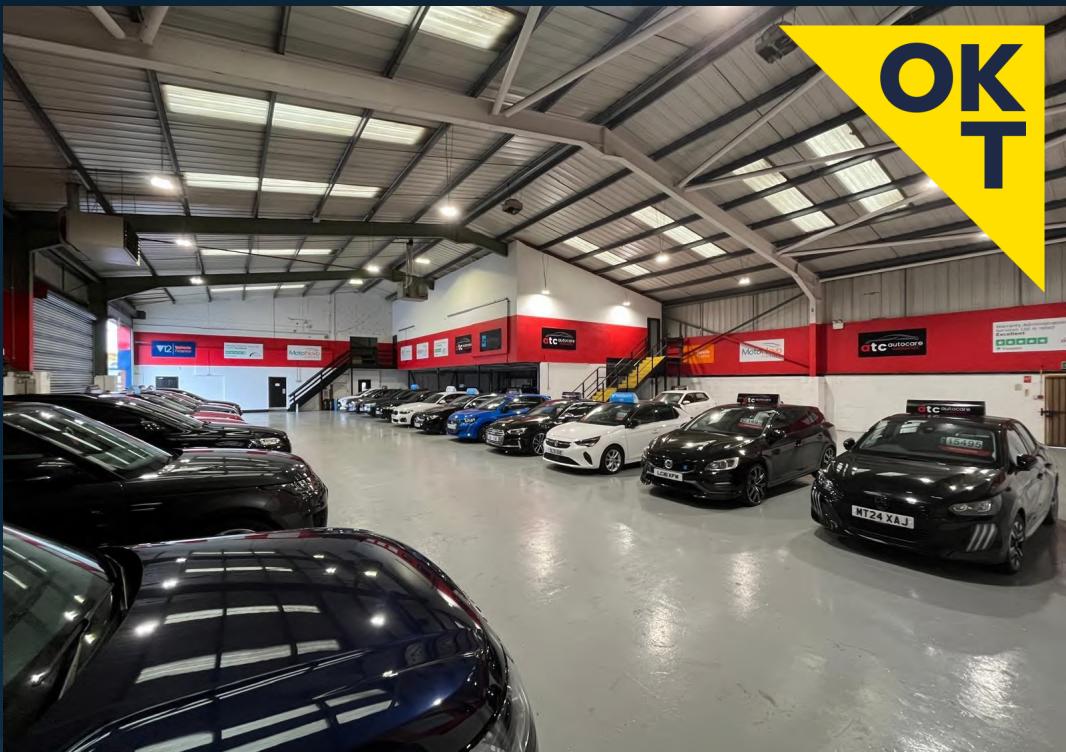
C. 1.5 MILES
TO
M1 MOTORWAY



30 MINS
DRIVE TO
BELFAST INT.
AIRPORT

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Workshop	C. 759 sq m	8,174 sq ft
Kitchen	C. 45 sq m	487 sq ft
Reception	C. 18 sq m	198 sq ft
Office	C. 18 sq m	198 sq ft
Showroom	C. 62 sq m	671 sq ft
Total Ground Floor Area	C. 902 sq m	9,728 sq ft
FIRST FLOOR		
Storage	C. 158 sq m	1,700 sq ft
Boardroom	C. 29 sq m	316 sq ft
Kitchenette	C. 2 sq m	26 sq ft
Office	C. 15 sq m	158 sq ft
Total First Floor Area	C. 204 sq m	2,200 sq ft
TOTAL ACCOMMODATION	C. 1,106 sq m	11,928 sq ft







LISBURN
ENTERPRISE CENTRE

APS

HALDANE
FISHER

HHI

**SUBJECT
PROPERTY**

NEIGHBOURING OCCUPIERS

19 Enterprise Crescent, Lisburn BT28 2BP

LEASE DETAILS

RENT:	£77,000 per annum until 30 September 2027 £80,000 per annum payable from 1 October 2027 to 30 September 2029
TERM:	Remainder of 15 year lease from 1 October 2024 with tenant break option on 1 October 2029 and 1 October 2034
REPAIRS / INSURANCE:	Full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

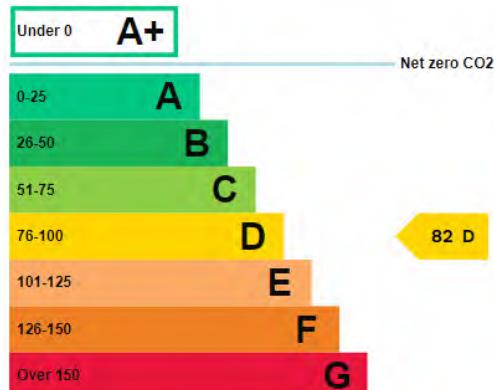
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £42,300

Estimated rates payable in accordance with LPS Website: £23,948.15

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



EPC (ENERGY PERFORMANCE CERTIFICATE)



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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 or 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.

JAMES CHRISTIE

james.christie@okt.co.uk

MARK PATTERSON

mark.patterson@okt.co.uk