



# TO LET

**Unit H1 Knockmore Ind. Est., Moira Rd, Lisburn, BT28 2EJ**

Warehouse and Office Accommodation Extending to 8,771 sq ft

# 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 property is situated within Knockmore Industrial Estate, c. 2.3 miles from the Lisburn City Centre. The Estate is one of Northern Ireland's premier industrial parks, servicing the M1 / A1 / Belfast / Newry / Dublin corridor. The surrounding area is home to several local and national distribution and manufacturing businesses with neighbouring occupiers including Trust Ford, Silverwood Doors.

# DESCRIPTION

The subject comprises a warehouse with internal offices situated within a parade of units.

The building is of steel portal frame construction with asbestos cladding and a 4.8m high electric roller shutter door. The warehouse has a minimum eaves height of 4.9m and a maximum eaves height of 8.5m.

The office accommodation is arranged over two levels and provides open plan and cellular offices with modern fitted kitchen, WC and Disabled WC. The office are fitted to include painted and plastered walls and ceilings, wooden floors and oil fired central heating.

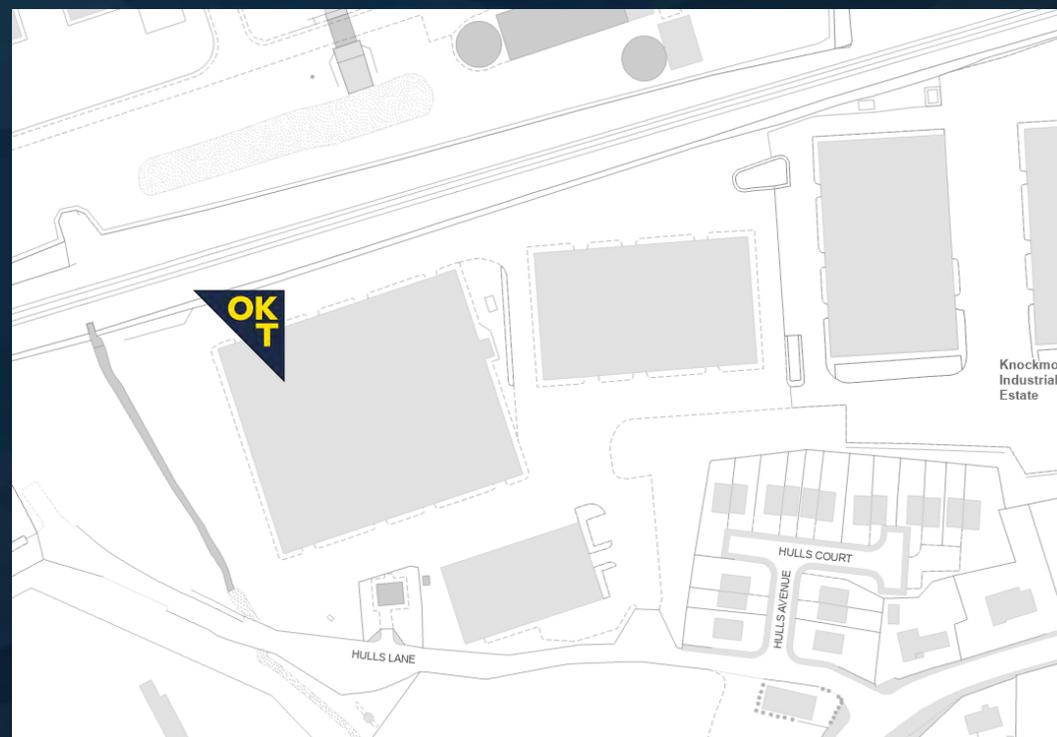
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Comprising Warehouse, Open Plan Office, Kitchen, WC, and Disabled WC)	c. 763 sq m	8,215sq ft
<b>FIRST FLOOR</b>		
Comprising 4 no. offices	c. 52 sq m	556 sq ft
<b>TOTAL ACCOMMODATION</b>	c. 815 sq m	8,771 sq ft

## 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10033



# SUBJECT PROPERTY

COCA COLA

EOS

DOORSTYLE

BPERFECT COSMETICS

SELF STORAGE CENTRE

TRUST FORD

ORICA

## NEIGHBOURING OCCUPIERS

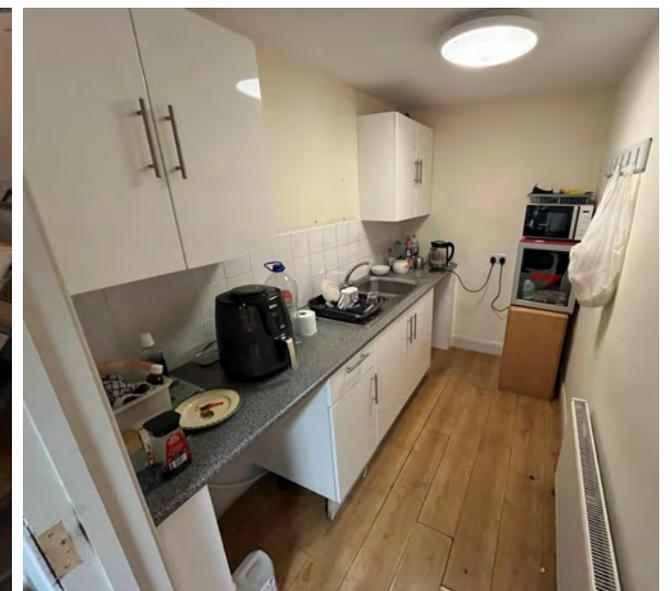
Knockmore Industrial Estate, Moira Road, Lisburn, BT28





## Unit H1 Knockmore Ind. Est., Moira Rd, Lisburn

Warehouse and Office Accommodation Extending to 8,000 sq ft



# LEASE DETAILS

RENT: £42,500  
TERM: Negotiable  
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)

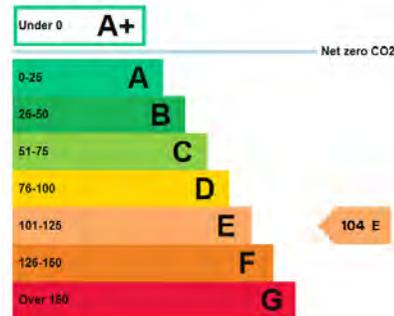
NAV: £23,700

Estimated rates payable in accordance with LPS Website: £12,968.26

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:

**JAMES CHRISTIE**

[james.christie@okt.co.uk](mailto:james.christie@okt.co.uk)

**LIAM RUSSELL**

[liam.russell@okt.co.uk](mailto:liam.russell@okt.co.uk)

## 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](http://okt.co.uk)



OKT for themselves and for the Vendors or Lessors of this property whose agents they 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 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.