

Lisnagarvagh House, McGrath Buildings, 1 Lissue Walk, Lisburn, BT28 2SU

To Let

High specification headquarter Office Building c. 6,000 sq ft



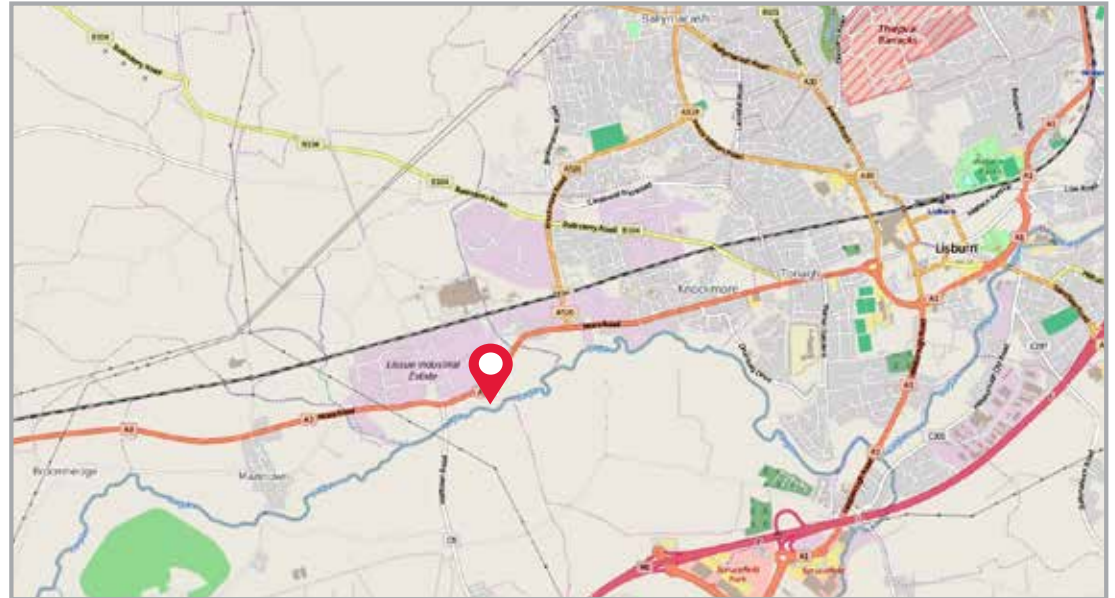
Lambert
Smith
Hampton

Location

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

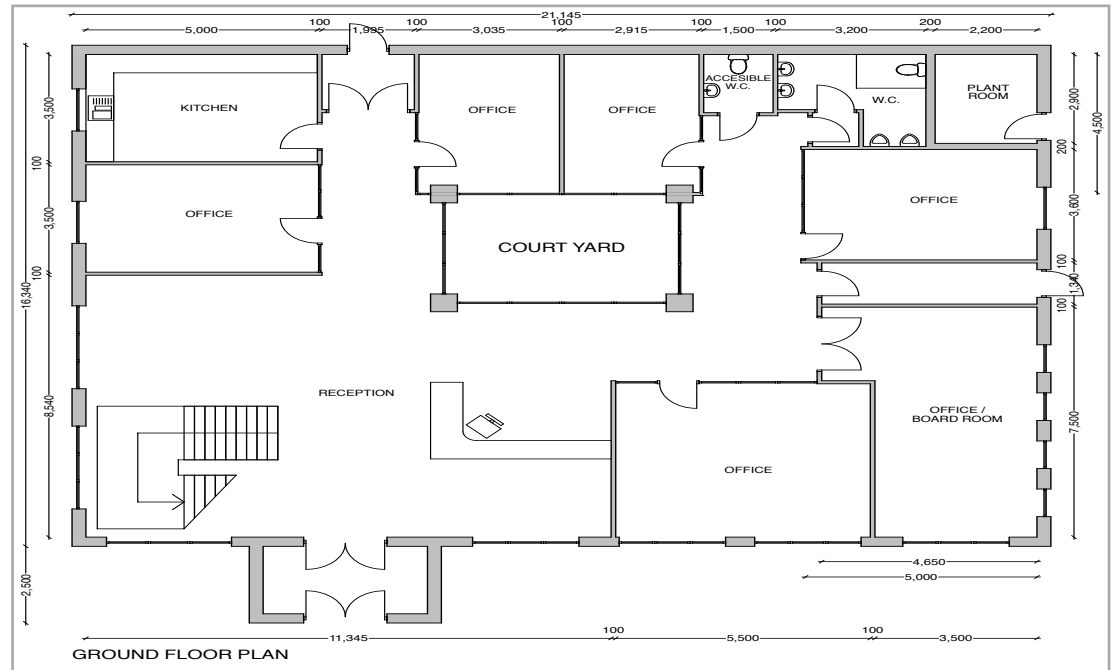
The subject property is located off the highly successful Lissue Industrial Estate, on the Moira Road just outside Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 motorway. The Moira Road is a major arterial route into Lisburn from the M1/Sprucefield motorway intersection.

Occupiers within the vicinity include Decora Blinds, Datum, Coca Cola, Warmflow, Edina Generators and Micon Distribution.



For Indicative Purposes Only

- Tiled feature reception area;
- Air conditioning;
- Suspended ceilings with recessed lights;
- Feature staircase;
- Generous WC and kitchen facilities;
- Part tile, part carpet throughout;
- Plastered and painted walls;
- Generous on-site dedicated car parking;
- Aluminium frame double glazing.



CAD & PDF copies of floor plans available from the agent

Schedule of Accommodation

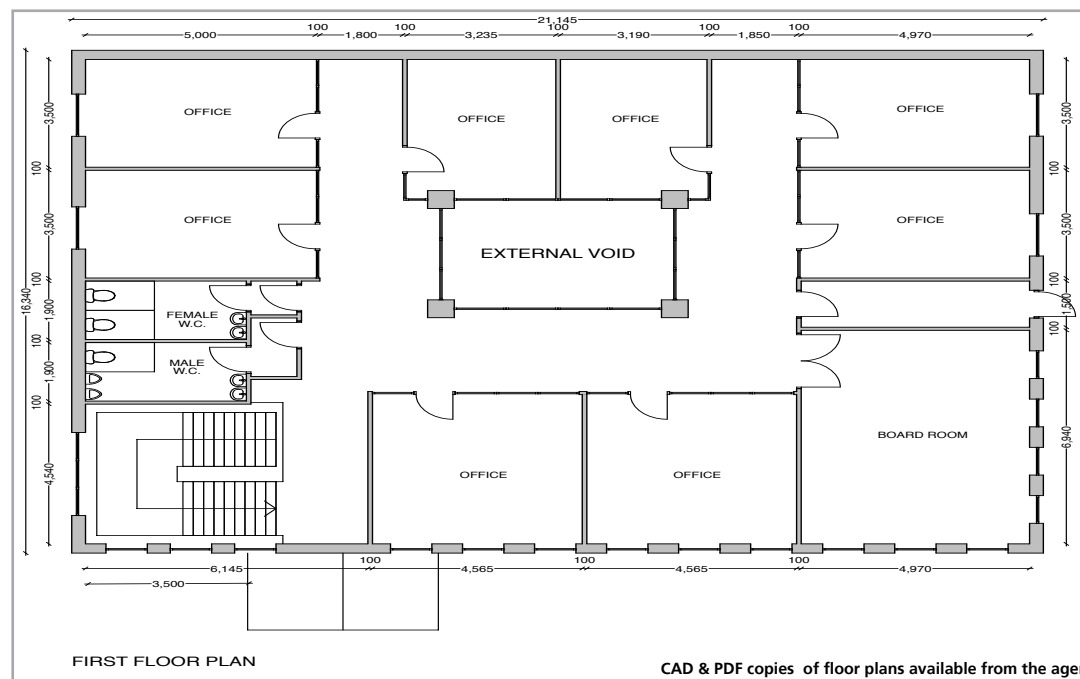
Office	Sq Ft	Sq M
Ground Floor	3,000	278.7
First Floor	3,000	278.7
Total	6,000	557.4

Lease Details

- Term -** By negotiation.
- Rent -** £9.50 psf.
- Repairs -** Full repairing and insuring basis.
- Insurance -** The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.

Energy Performance Certificate

The property benefits from an EPC rating of C60. The EPC is available upon request.





Rates

The building has not yet separately accessed for rates, however, we have advised by Land and Property Services we should allow the following:-

Net Annual Value - Ground Floor: £3.79 psf or £11,370 pa
 First Floor: £1.90 psf or £5,700 pa
 Ground & First Floor Combined: £17,070 pa

Rate in the £ 16/17: £0.5252

Rates payable if applicable: Ground & First Floor Combined: £8,965 pa

Please note these are estimates only, please contact the agent for full details on rates.

Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Stuart Draffin
028 9026 9215
 sdraffin@lsh.ie

Greg Henry
028 9026 9265
 ghenry@lsh.ie

Lambert Smith Hampton
 Clarence House
 4/10 May Street
 Belfast
 BT1 4NJ

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