



TO LET

10 FLUSH PARK, LISBURN, BT28 2DX
HIGH BAY WAREHOUSE AND OFFICES. C. 30,741 SQ. FT.

Lisney

Features

- ◆ Floor area – 30,751 sq ft to include:-
 - ◆ Warehouse - c 26,313 sq ft
 - ◆ 2 storey Office 4,438 sq ft (served by a lift).
- ◆ Eaves height c 8.1 m rising to c 9.6 m at the apex with LED / fluorescent tube lighting
- ◆ Exclusive Yard – c. 0.45 acres
- ◆ 3 no. dock levellers, 2 no. Roller Shutters
- ◆ Fully racked to accommodate 2,800 pallets with aisle guidance system
- ◆ Forklift may be available
- ◆ Gas Fired Central Heating system
- ◆ 3 Phase electricity
- ◆ 24hr monitored CCTV

Location (See Maps 1 & 2)

Situated within a secure site in a recognised commercial location to the west of Lisburn, just off the Moira Road, convenient to Northern Ireland’s major roads and motorway network, ports and airports.

The location will be enhanced upon the completion of the proposed Knockmore link Road, joining the A1 to Dublin, currently under consideration by Department of Infrastructure and Lisburn and Castlereagh City Council.

Distance From	Miles (approx.)
Belfast City Centre	10
Dublin	95
Belfast Port	14
Larne Port	33
George Best City Airport	13
Belfast International Airport	15

Description (See Site Map)

Modern , high bay warehouse and offices situated on a shared site , but with an exclusive yard/marshalling area.

The building is of portal frame construction in 2 bays finished to a high specification to include double skin insulated roof with flourescent and LED lighting, block/ brick walls with insulated cladding above, concrete floor with aisle guidance cabling and fully racked throughout.

The 2 storey offices served by a lift, are fully fitted with suspended ceilings, lighting, plastered/painted walls, carpet floors, gas fired central heating and sub divided to provide a double height glazed entrance foyer and a range of open plan and private offices , meeting rooms, kitchen/canteen and WCs.





Rates

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

Net Annual Value	£87,800
Rate in the £ 22/23	£0.5138
Payable currently	£45,111

Proposed Lease Details

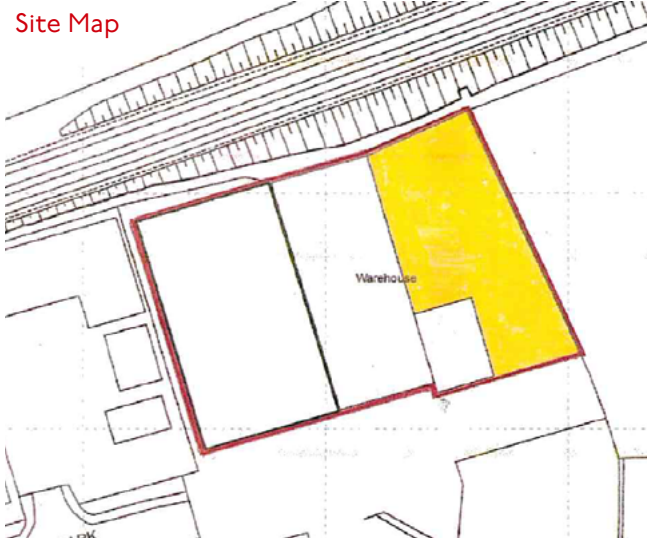
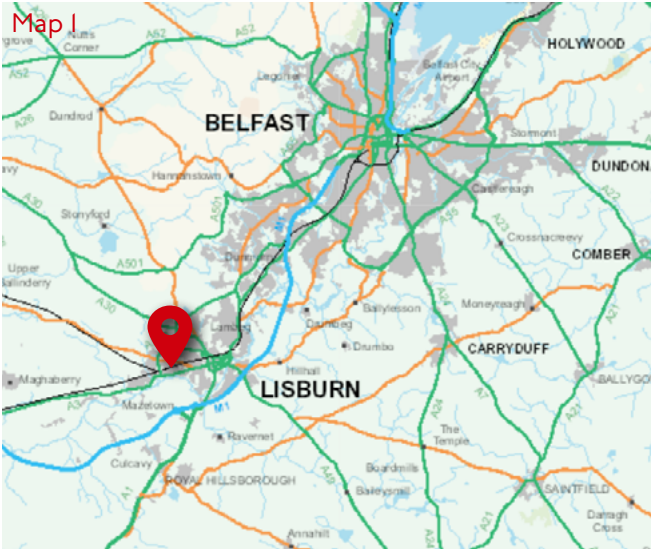
Term:	By negotiation, subject to periodic rent review
Repairs & Insurance	FRI
Rent:	£185,000 plus VAT

Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

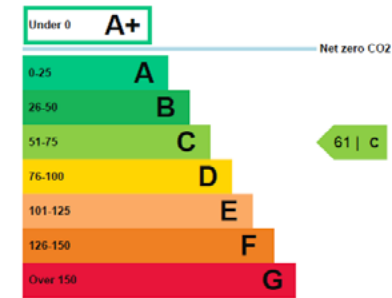






EPC

The property has an Energy Efficiency rating of C61. The full Certificate can be made available upon request.



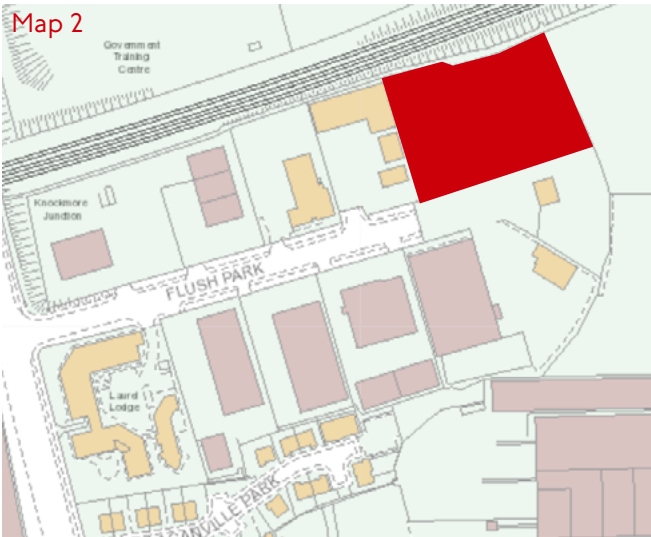
Contact

Strictly by appointment with the sole Letting agent. For further information please contact:

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Further information is available at www.lisney.com



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