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TO LET

**EXCELLENT
WAREHOUSE/STORAGE/DISTRIBUTION
UNITS WITH STAND ALONE OFFICE
ACCOMMODATION**



**KNOCKMORE INDUSTRIAL ESTATE
MOIRA ROAD, LISBURN**

Tom Magee Commercial Property Agents
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LOCATION

Knockmore Industrial Estate is a long established industrial estate on the outskirts of Lisburn City Centre.

It is located at the corner of the main Moira Road and Knockmore Road on the southern fringe of the city.

This industrial estate is pivotal in terms of location as it is only 2 miles from Lisburn City Centre, 4 miles from the M1 at Sprucefield and a similar distance from the Moira roundabout (Junction 8 M1).

The location also affords easy access to Nutts Corner and the north via the M2 and Larne Harbour to the East.

Knockmore Industrial Estate provides secure warehousing and offices within a managed environment. The Estate is protected by cctv and other security systems and the roads, landscaping and fencing etc are maintained for the benefit of the occupiers.

Various sizes of warehouse units and office suites are available and all requirements can be accommodated.

SPECIAL DEAL

We can currently offer a “Special Deal” on Block F, an older style 1970’s warehouse, which if let as one unit can be offered at **£2/sq ft**. Other combinations can be quoted on request.

Block F Knockmore





Dock levellers at Block A

ACCOMMODATION

UNIT	AREA sq ft	AREA m ²	RENT
Warehouse Block A featuring dock levellers.	40,813 sq ft	3,792 m ²	£163,250 pa
Warehouse Block B in prominent location at entrance to Estate, with dock levellers and 'hi bay' section.	44,674 sq ft	4,150 m ²	£178,700 pa
Warehouse Block F older style building suitable for short term letting. Available in units of 5,425 sq ft (504 m ²).	32,550 sq ft	3024 m ²	£65,000 pa As one unit.
Office Suite 1 Ground Floor to be refurbished.	1,592 sq ft	148 m ²	£12,750 pa
Office Suite 2 Ground Floor to be refurbished.	1,833 sq ft	170 m ²	£14,700 pa
Office Suite 3 First Floor to be refurbished.	1,870 sq ft	174 m ²	£15,000 pa
Office Suite 4 First Floor to be refurbished.	1,809 sq ft	168 m ²	£14,500 pa

(Available as of 1 June 2010).

LEASE

Term: Negotiable.

Rent Reviews: 5 yearly.

Repairs: The tenant will be responsible for internal and external repairs.

Service Charge: A service charge is payable to cover the cost of the general maintenance and upkeep of the industrial estate. Estimated at approximately £0.40 per sq ft.

Insurance: Payable – estimated at approx £0.10 per sq ft.

NAV: To be confirmed.

VAT: Prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable at the appropriate rate.

FURTHER DETAILS

For further details or to arrange inspections please contact either

Tom Magee Commercial Estate Agents at 028 3835 0888 / email: tom@tommagee.co.uk

or their Joint Agents:

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NOT TO SCALE



