



Lambert  
Smith  
Hampton

Lisney



**19 Ballinderry Road,  
Lisburn,  
BT28 2SA**

**TO LET**

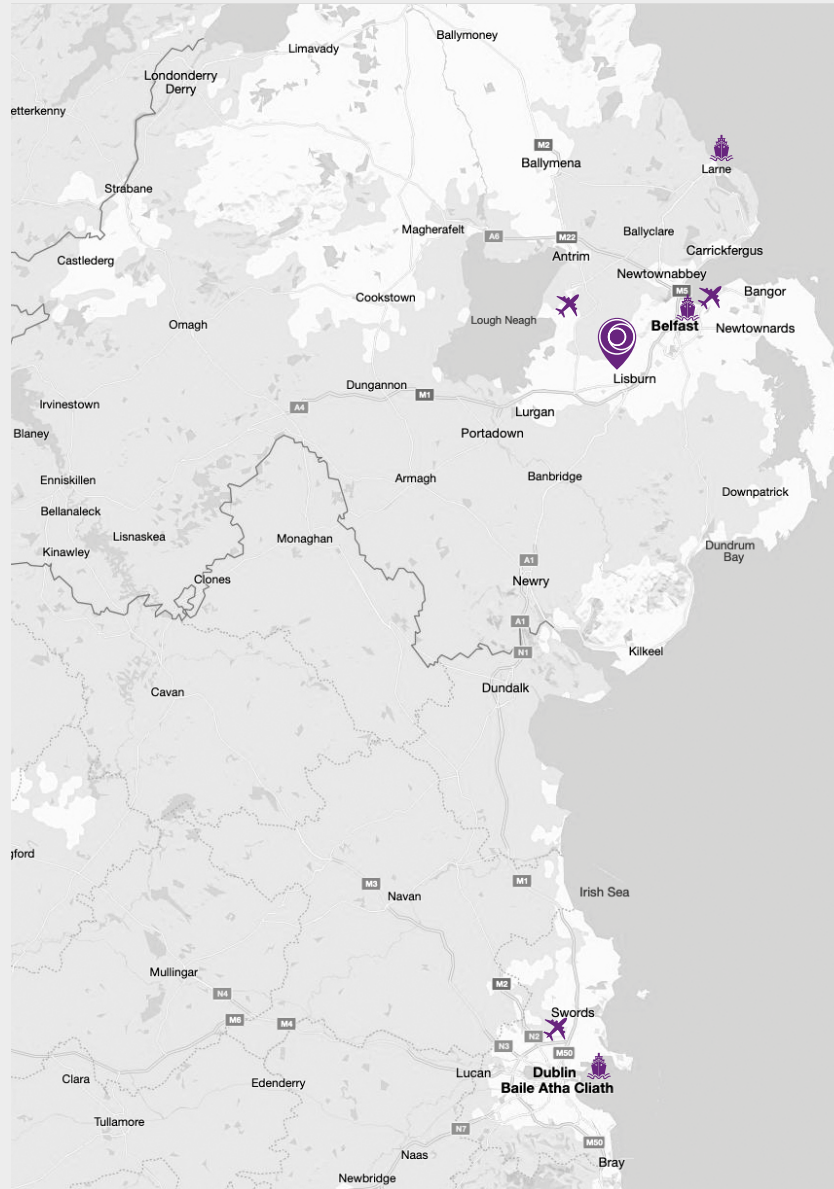
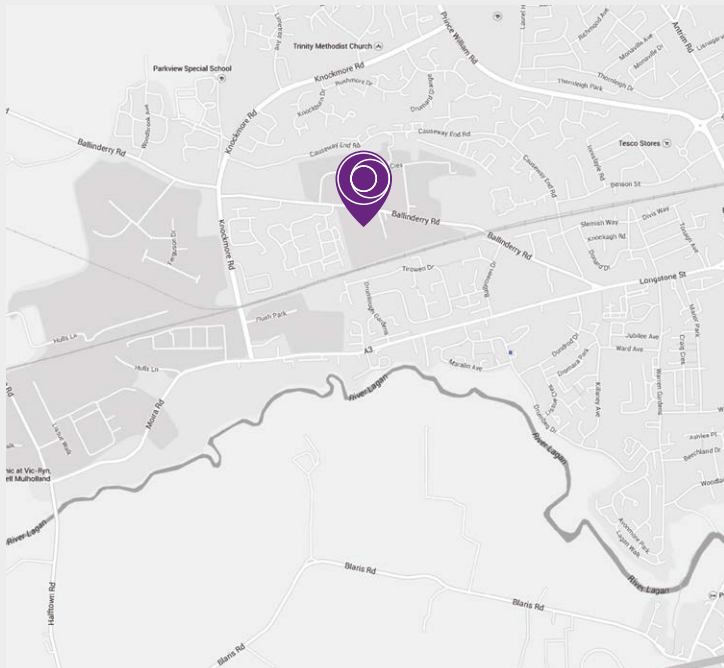
High Specification Industrial Complex with Ancillary Office Accommodation from 1,300 to 130,258 Sq. Ft., on a Self-Contained Site of Approx. 7.59 Acres.

**Can be let in its entirety or in parts.**

# LOCATION

The site occupies a highly prominent location on the Ballinderry Road approximately 1.5 miles from Lisburn city centre and 10 miles south of Belfast city centre via the M1 motorway.

The site is centrally located within Lisburn in close proximity to a number of well-established industrial estates. It is bounded to the north by Ballinderry Road; to the east by industrial occupiers such as Leckey and Murdock Building Supplies; to the south by the Belfast to Dublin railway line; and to the west by the Mornington housing development.



15 miles from  
**Belfast International**

13 miles from  
**George Best Belfast City**

93 miles from  
**Dublin Aiport**



14 miles from  
**Belfast Port**

33 miles from  
**Larne Port**

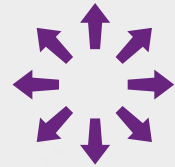
97 miles from  
**Dublin Port**

# DESCRIPTION

The site covers an area of 7.59 acres with approximately 160,000 sq ft of extensively refurbished and extended industrial / warehouse units, ancillary office accommodation, trade counter and retail uses.

The site also benefits from extensive car and lorry parking. The units will be handed over on a shell basis. The landlord will also consider carrying out certain works if required.

Full specification document is available on request.



130,258 SQ FT



5.9M  
eaves



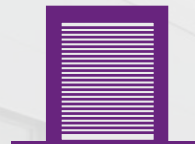
6.8M  
apex



LOADING  
on 2 elevations



4NO.  
fixed dock doors



2NO.  
ground level  
access doors



1NO.  
ramped  
access door



SECURITY  
gatehouse and  
fully secure site



7.59 ACRE  
site area



1,000 KVA  
power supply

# PERMITTED USES

- A1 – Retail (Unit 1)
- B1 – Offices (Ancillary to warehouse)
- B2 – Light Industrial
- B3 – General Industrial
- B4 – Storage or Distribution



DUAL ENTRANCE  
onto Ballinderry Road



23M  
concrete apron



LED  
external lighting



FIBRE OPTIC



GAS



CCTV



ELECTRIC GATES



RETAIL  
unit 1



TWO STOREY  
offices



HGV PARKING



# ACCOMMODATION SCHEDULE

Unit 1 Showroom & Trade Units (available from 1,300 sq ft)	8,022 sq ft
<b>Total</b>	<b>8,022 sq ft</b>
Unit 2 Warehouse	58,837 sq ft
Unit 2 Offices	16,362 sq ft
<b>Total</b>	<b>75,199 sq ft</b>
Unit 3 Warehouse	32,959 sq ft
Unit 3 Office	8,024 sq ft
<b>Total</b>	<b>40,983 sq ft</b>
Unit 4	LET
Unit 5 Warehouse	6,054 sq ft
<b>Total</b>	<b>6,054 sq ft</b>





# UNIT **1**

8,022 SQ FT

- Showroom & Trade-Counter Accommodation
- Units available from 1,300 sq ft to 8,022 sq ft
- Glazed frontage
- Aluminium fenestration
- Potential for raised access floors
- Steel portal frame

**The unit is currently in 'shell' specification however a range of fit-out options are available, further details upon request.**

# UNIT 2

75,199 SQ FT

Unit 2  
Warehouse

Warehouse	58,837 sq ft	5,466 sq m
Two storey Office	16,362 sq ft	1,520 sq m

## Warehouse

- Steel portal frame
- 5.9m eaves
- 6.8m apex
- 4 x Electric roller shutter doors, 3 of which are raised loading bays and 1 ground level
- Power floated concrete floor
- 20% roof lights
- Kingspan cladding to the walls and roof
- 3-phase power supply
- Gas Connection

## Office

The offices will be finished to CAT A specification.

Further details available from the agent.

**The unit is currently in 'shell' specification however a range of fit-out options are available, further details upon request.**





# UNIT 3

42,687 SQ FT

Warehouse	32,291 sq ft	3,000 sq m
Two storey Office	10,396 sq ft	965 sq m



## Warehouse

- Steel portal frame
- 5.9m eaves
- 6.8m apex
- 3 x Electric roller shutter doors, 1 of which is a raised loading bay, 1 ground level ramped access door
- Power floated concrete floor
- 20% roof lights
- Kingspan cladding to wall and roof
- 3 phase electricity
- Gas Connection

## Office

The offices will be finished to CAT A specification. Further details available from the agent.

**The unit is currently in 'shell' specification however a range of fit-out options are available, further details upon request.**

# UNIT 5

6,054 SQ FT

**Warehouse** 6,054 sq ft 562 sq m

- Steel portal frame
- 6.2m eaves
- 1 x Electric roller shutter door
- Kingspan cladding to the walls
- 3-phase power supply
- Gas Connection
- Fibre Optic Potential
- Glazed frontage
- Aluminium fenestration

**The unit is currently in 'shell' specification however a range of fit-out options are available, further details upon request.**







# INFORMATION & CONTACT

## Lease Details

**Term** – By negotiation

**Rent** – On application

**Rent Review** – 5 yearly

**Service Charge** – A service charge will be levied to cover the costs of the general running of the estate.

**Buildings Insurance** – The Tenant will be responsible for a fair proportion of the cost of insuring the building.

## Rates

We are advised by Land and Property Services that the property is to be assessed upon occupation.

## VAT

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

## Contact



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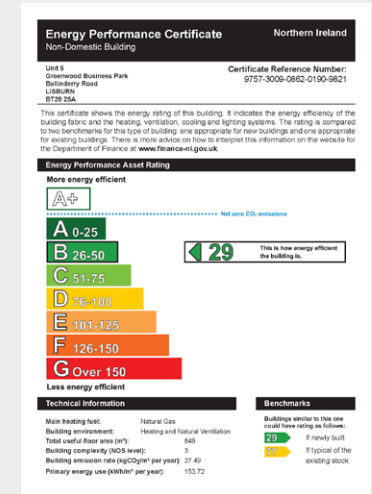
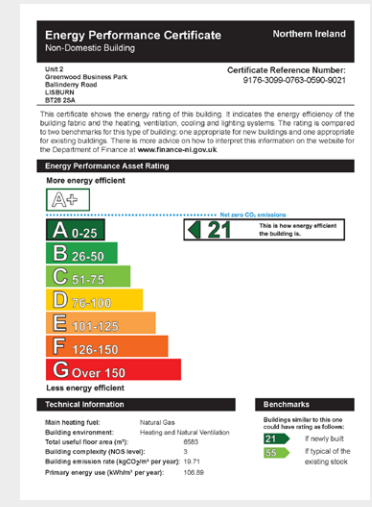
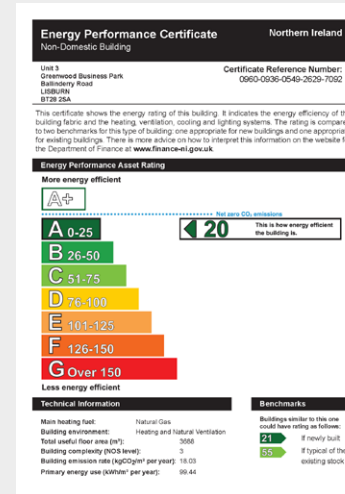
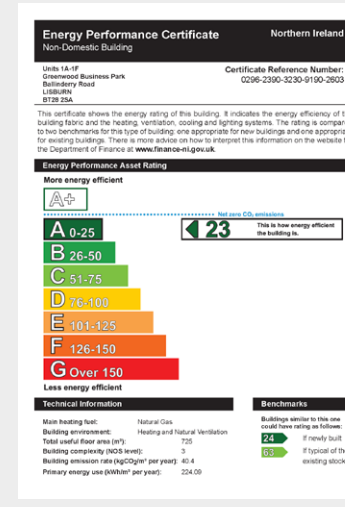
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