

# WHELAN



## TO LET

### EXCELLENT WAREHOUSE UNITS

From 8,100 Sq.ft to 18,695 Sq.ft

### Lissue West Industrial Estate, Lisburn

- High specification warehouse units with extensive yard space located within the well established and popular Lissue area of Lisburn
- Suitable for a variety of commercial/industrial/distribution uses
- 10 minutes drive from both the A1 and M1

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An alliance member of  
 **BNP PARIBAS  
REAL ESTATE**

## LOCATION

Lissue is a well established industrial and commercial location. Land use in the area is characterised by a mix of distribution and manufacturing occupiers.

The units are located 3 miles west of Lisburn and are highly accessible due to the excellent access to the M1 intersection at Sprucefield. Neighbouring occupiers in the estate include PRM distribution, Warmflow, SERE Motors, House of Vic-Ryn and Geddis Enterprises.

## DESCRIPTION

### Units 1-6

Extensive warehouse with office accommodation at ground and first floor level, additional storage space at attic level and externally a secure compound which extends to c.6,711 sq.ft.

The warehouse is constructed with a steel portal frame, smooth concrete floor with block walls and insulated profile cladding and has sodium lighting. The offices are finished to a high specification with carpeted floors, plastered and painted walls, perimeter trunking, suspended ceiling and recessed lighting. Oil fired central heating to perimeter radiators. A bridge links from first floor offices directly to staff/customer car parking.

Male, female and disabled WC and kitchen facilities installed.

Access to the warehouse is provided by 2no. electrically operated roller shutter doors (4.5 metres wide x 4.8 metres high), plus pedestrian door.

Description	Area sq.m.	Area sq.ft.
Ground Floor Offices	123 sq.m.	1,323 sq.ft.
Ground Floor Warehouse	1,348 sq.m.	14,509 sq.ft.
Mezzanine Store	32 sq.m.	349 sq.ft.
First Floor Offices	113 sq.m.	1,211 sq.ft.
Attic Storage	121 sq.m.	1,303 sq.ft.
<b>TOTAL</b>	<b>1737 sq.m</b>	<b>18695 sq.ft</b>

### Units 7-9

Warehouse unit extending to c.8,100 sq.ft. capable of sub division into 3 self contained units of 2,700 sq.ft. each. The warehouse is constructed with a steel portal frame, smooth concrete floor with block walls and insulated profile cladding and has sodium lighting.

Access to the warehouse is provided by 3 electrically operated roller shutter door (3.2 metres wide x 4.8 metres high), plus pedestrian doors.

The unit includes a small office which extends to c.95 sq.ft. and staff WC.

## LEASING DETAILS

Term: 5 year term

Basis: Full repairing and insuring by way of service charge recovery

Rent: Units 1-6	£82,500
Units 7-9	£32,500

## RATES

We are advised by the Land and Property Services that the NAV of the property is as follows:

NAV Units 1-6	£TBA
Units 7-9	£TBA

The commercial rate in the pound for Lisburn in 2010/11 is £0.491670.

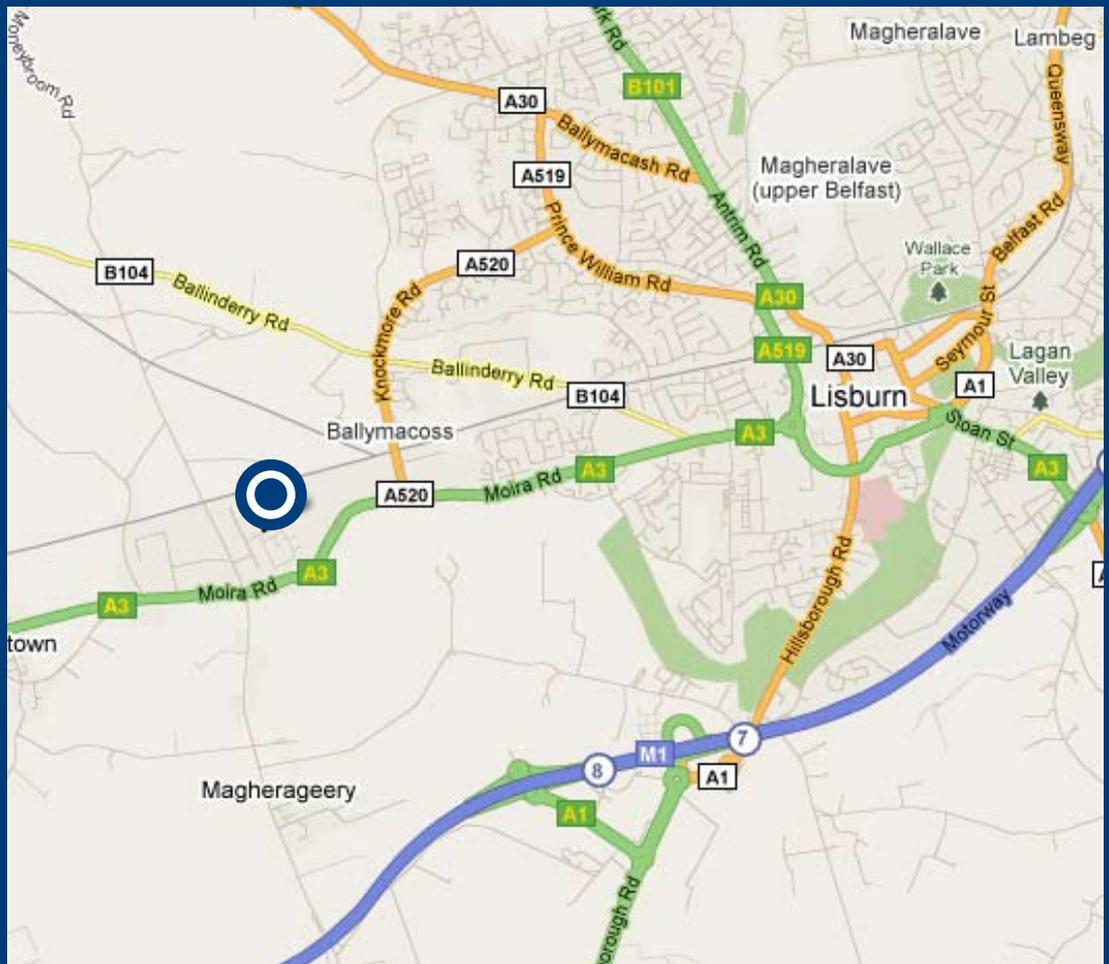
## VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.



Units 7-9

## LOCATION MAP

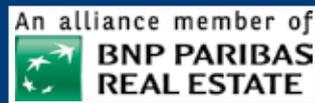


## VIEWING

By appointment through sole agents:-

Whelan Commercial Ltd.

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