

FOR LEASE

PORTMAN BUSINESS PARK

Block A
Lissue Industrial Estate West
Lisburn



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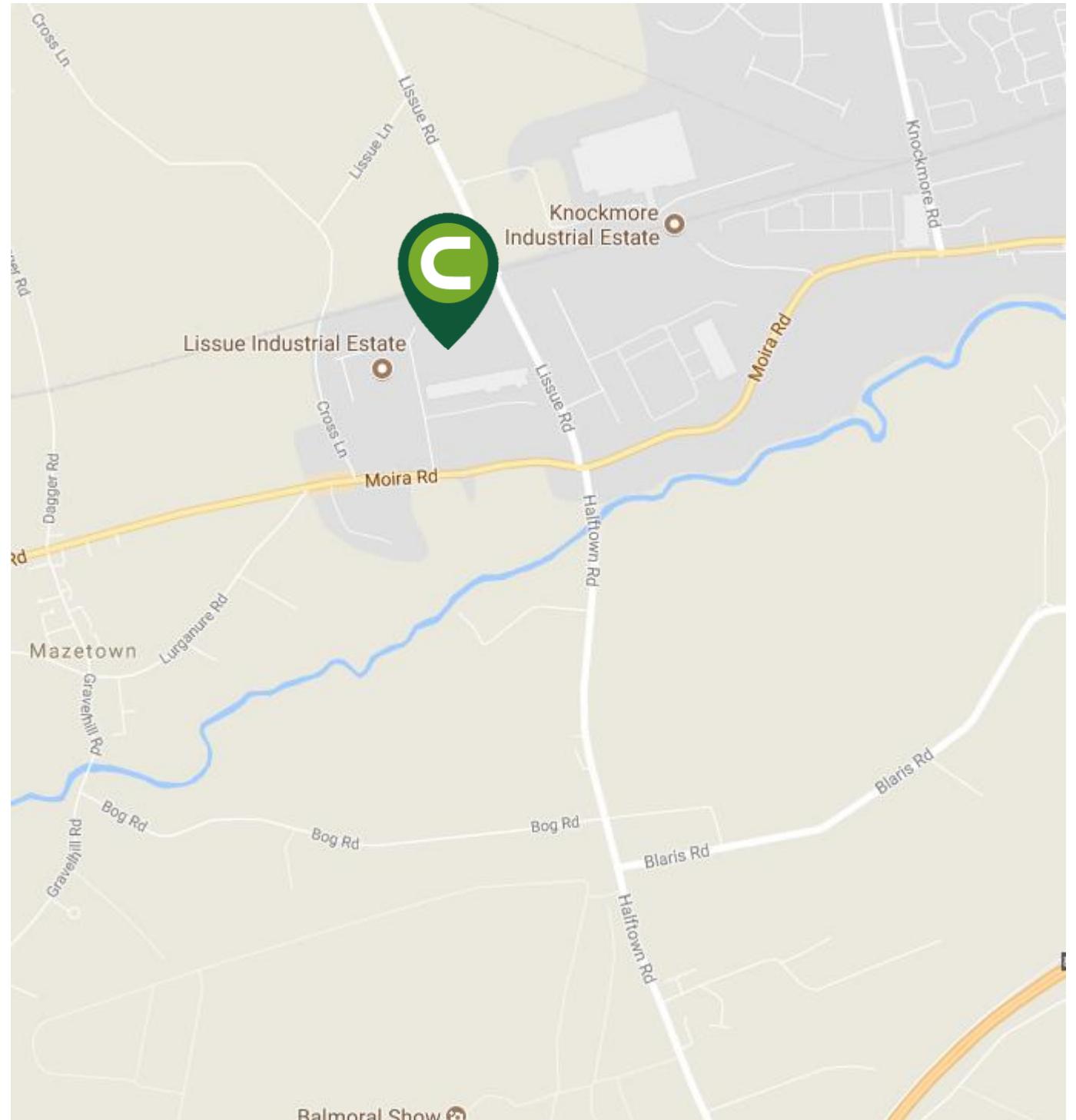
PORTMAN BUSINESS PARK

LOCATION

Located within the successful; Lissue Industrial Estate West, just off the main Moria Road, some 1.5 miles west of Lisburn City. The Location affords ease of access to Lisburn, the M1 and M2 Motorway network's and the A1 Road to Newry/Dublin.

Portman Business Park is strategically located with Belfast International Airport located 16 miles away and George Best Belfast City Airport is within 15 miles. The Port of Larne is located 36.3 miles away.

The immediate area is very much commercial in character with other neighbouring occupiers including House of Vic Ryn, One Fitness, SERE motors, Mercury Security and Bufab Ireland.



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DESCRIPTION

The end terrace warehouse unit is constructed of a steel portal frame, partial glazed frontages, brickwork to insulated profile metal composite panels and pedestrian and roller shutter doors.

The property comprises of a modern two storey showroom to the front with warehouse and workshop to the rear. The showroom is fitted to a high standard with tiled floor, plastered and painted walls, air-conditioning, passenger lift and 6 metre eaves with a pitched roof over.

TENURE

Term	Negotiable
Rent	£60,000 per annum, exclusive
Repairs / Insurance	Full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £35,300. The rate in the £ for 2017/18 is £0.544500 therefore the rates payable for 2017/18 is £19,220.85

VAT

All prices are quoted exclusive of VAT, which may be payable.

Ground Floor				
Showroom	3,900	Sq ft	363	Sq m
Store	735	Sq ft	68	Sq m
Warehouse	3,198	Sq ft	297	Sq m
Workshop	1,694	Sq ft	157	Sq m
1 st Floor				
Showroom	3,236	Sq ft	301	Sq m
Office	964	Sq ft	90	Sq m
Mezzanine	1,723	Sq ft	160	Sq m
Total	15,450	Sq ft	1,436	Sq m

EPC

The building has been rated as B-44 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

Energy Performance Certificate Northern Ireland
Non-Domestic Building

Geddie Fireplaces
Lissue Industrial Estate West, 3 Portman
Business Park
LISBURN
B 128 2XF

Certificate Reference Number:
9501-3032-0052-0100-4505

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance.ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

44 This is how energy efficient the building is.

Technical Information

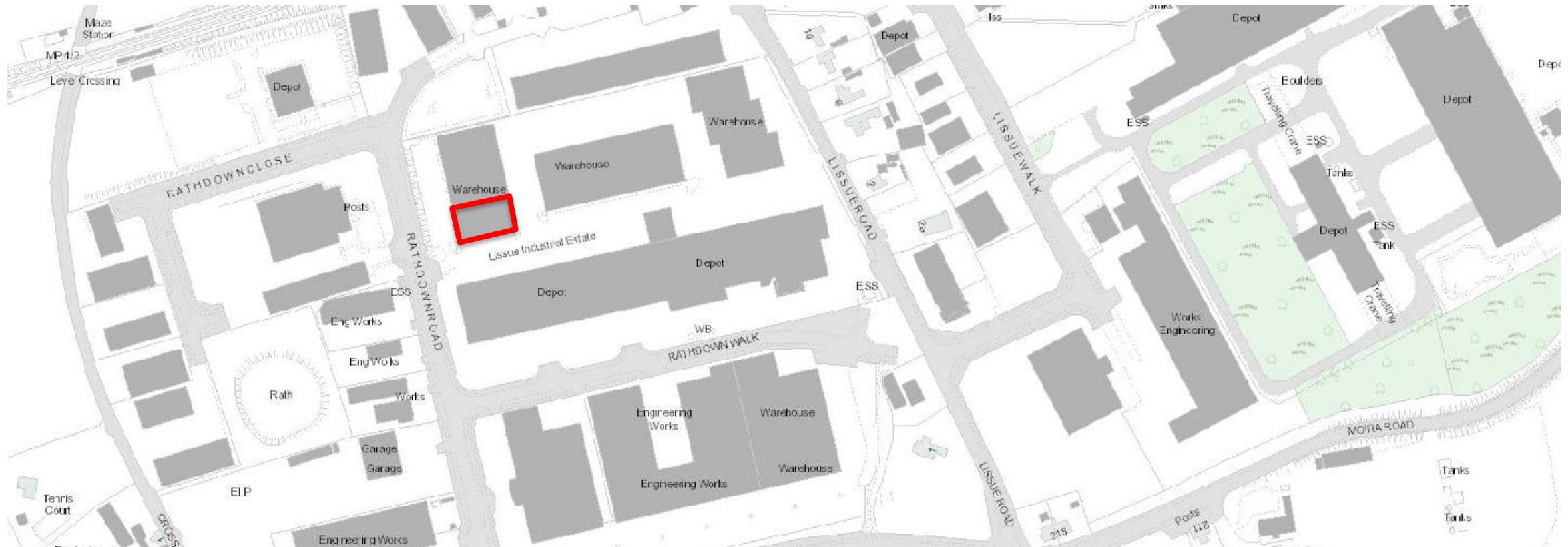
Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 1591
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 45.86
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
25 If newly built
66 If typical of the existing stock

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CONTACT US

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