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**FOR SALE** (Due to Relocation)

**11 Ferguson Drive, Knockmore Hill Industrial Estate,  
Lisburn, BT28 2EX**

Prime Office Accommodation extending to c. 7,690 sq ft (714 sq m) situated on a self-contained site of c. 0.9 acres (0.36 ha)

# LOCATION

Lisburn is located c. 9 miles west of Belfast City Centre and constitutes part of the Belfast Metropolitan Area. The city benefits from excellent road access being adjacent to the M1 motorway which connects greater Belfast with the West of the province and the A1 which provides a direct link to Dublin and the Republic of Ireland.

The subject property is located on the eastern side of Knockmore Road, approximately 1.5 miles from Lisburn City Centre and the M1 motorway and within the established Knockmore Hill Industrial Estate.

Neighbouring occupiers include Finnings, Costa Coffee, Global Oil, Mercer, ASSA ABLOY, Smiley Monroe, Boomer, Camlin Group and McAvoy Group.

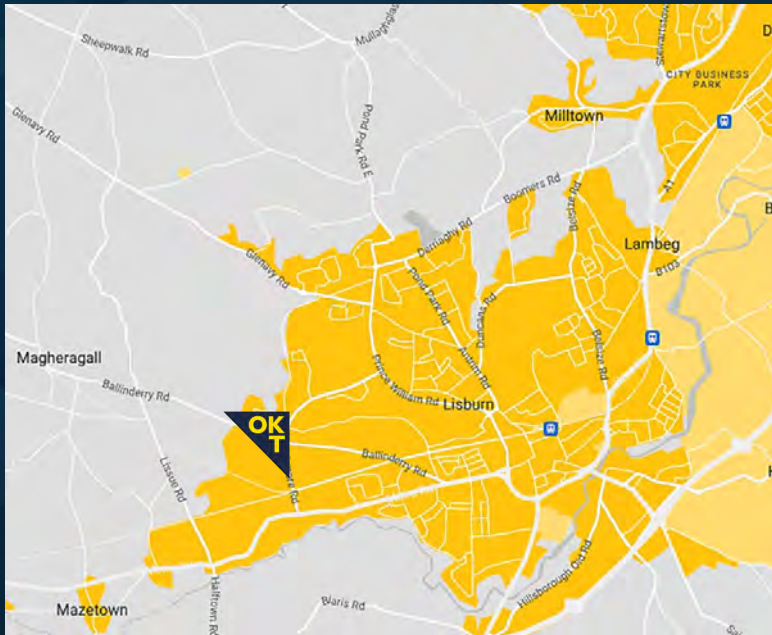


**C. 1.5 MILES**  
TO LISBURN CITY  
CENTRE

**C. 9 MILES**  
TO BELFAST CITY  
CENTRE

**C. 1.5 MILES**  
TO M1

**30 MINS**  
DRIVE TO BELFAST  
INTERNATIONAL



# DESCRIPTION

The subject comprises modern high specification office accommodation situated on a self-contained site in Northern Ireland's premier industrial park.

The two storey building is of traditional blockwork construction with a pitched roof and a part metal clad, part rendered and part blockwork exterior.

On the ground floor there is an impressive two-story reception, single and two storey open plan office, two meeting rooms, two private offices, large canteen, store, loading bay, and communal / disabled WC facilities.

On the first floor there is another open plan office overlooking the ground floor, four private offices, a meeting room, kitchen, store and further male / female WC facilities.

The offices are fitted to a high standard throughout to include painted and plastered walls, carpeted and tiled floors, suspended ceilings with LED lighting, glazed partitions, passenger lift, and floor boxes.

Externally, the site is securely fenced and gated with a large carpark to the front and side of the building. The carpark is laid in tarmac and provides spaces for around 42 vehicles.

The property may be suitable for further development including extending the offices or creating storage / workshop accommodation, subject to any necessary planning consents.

# ACCOMMODATION

**DESCRIPTION** **AREA (SQ M)** **AREA (SQ FT)**

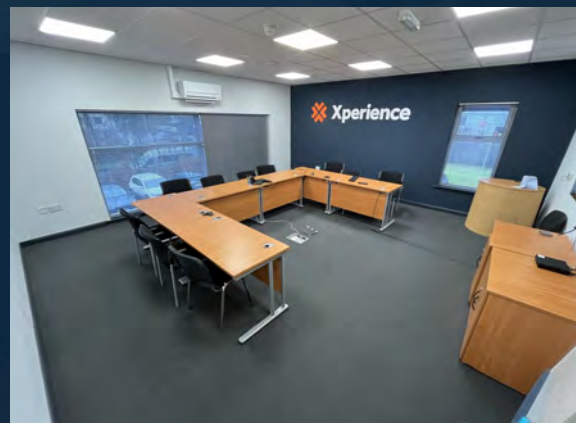
## GROUND FLOOR

Lobby	46	490
Open Plan Office	204	2195
Meeting Room	19	201
Meeting Room	16	171
Private Office	14	154
Canteen	21	225
Side Reception	4	46
Loading Bay	10	112
Kit Room	24	254
Stock Room	19	207
Cabling Room	10	111
Comms Room	3	32
Communal WCs	-	-
Disabled WC	-	-

## FIRST FLOOR

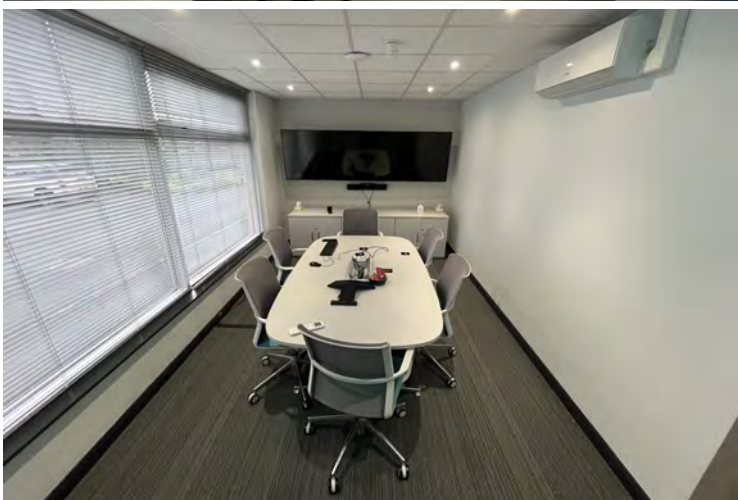
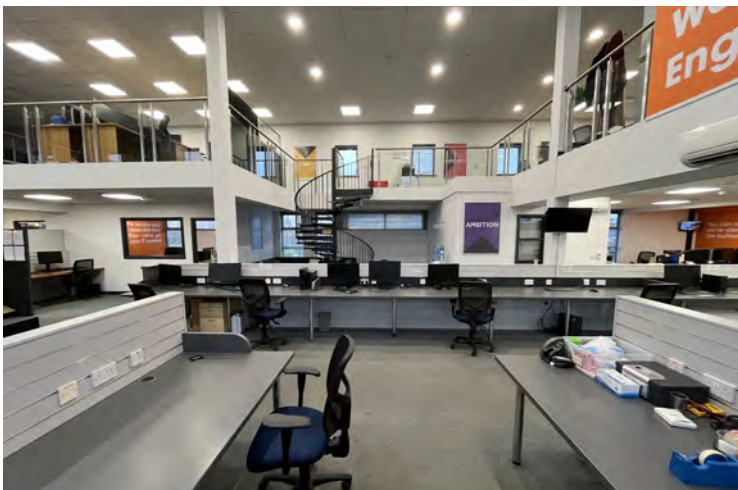
Lobby	7	79
Open Plan Office	190	2,045
Board Room	35	377
Board Room	26	278
Private Office	22	241
Private Office	21	228
Meeting Room	16	170
Kitchen	4	47
Store	3	27
Male WCs	-	-
Female WCs	-	-

**TOTAL ACCOMMODATION** **714** **7,690**



### Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



## 11 Ferguson Drive, Knockmore Hill Industrial Estate

Prime Office Accommodation extending to c. 7,690 sq ft (714 sq m) situated on a Self-Contained Site of c. xxxx adres



SUBJECT  
PROPERTY

SMILEY MONROE

ASSA ABBLOY

STAUFF

DECORA BLINDS

CREATIVE COMPO

FINNINGS UK

## NEIGHBOURING OCCUPIERS

11 FERGUSON DRIVE, KNOCKMORE HILL INDUSTRIAL ESTATE, LISBURN BT28 2EX

# SITE AREA

The subject extends to c. 0.9 acres (0.36 ha).

# SALE DETAILS

PRICE: Price on Application  
TITLE: Assumed freehold / long leasehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

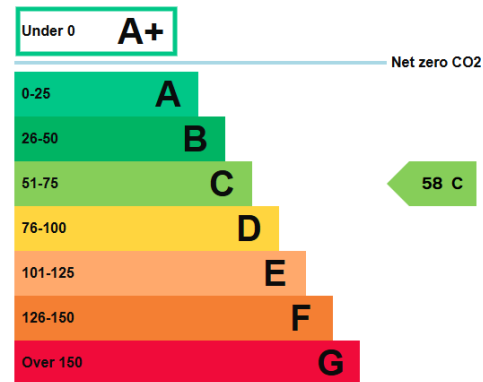
# NAV (RATES PAYABLE)

NAV: £95,800

Estimated rates payable in accordance with LPS Website: £52,420.23

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

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# O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



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