



OK  
T

TO LET

# 17 Ferguson Drive, Knockmore Hill Industrial Estate, Lisburn BT28 2EX

Prime Industrial space extending to c. 42,830 sq ft (3,978 sq m)

FOR IDENTIFICATION PURPOSES ONLY

# 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.

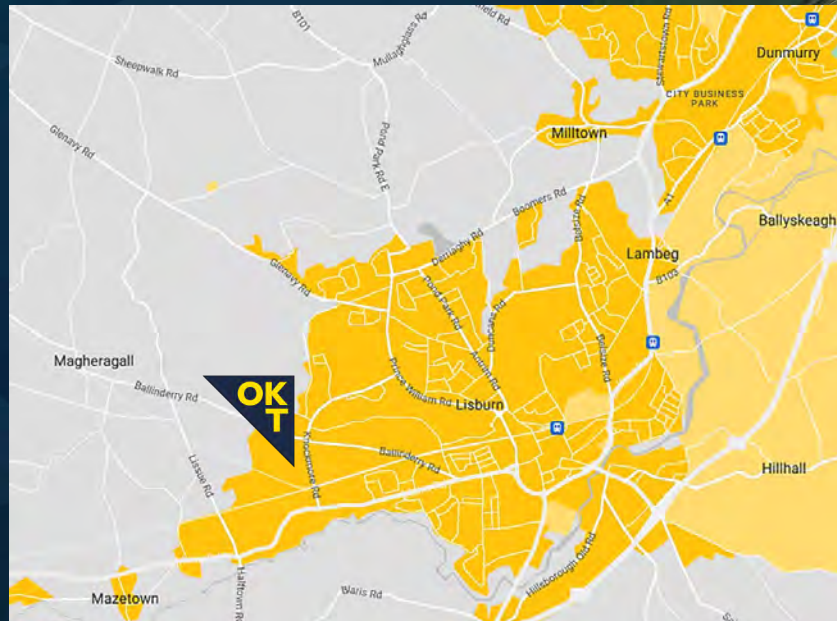
Neighbouring occupiers include Finnings, Costa Coffee, Global Oil, Mercer, ASSA ABLOY, Smiley Monroe, Boomer, Camlin Group and McAvoy Group.



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

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

**C. 1.5 MILES  
TO M1**



# DESCRIPTION

The subject comprises modern warehouse and office accommodation within a secure self contained site.

The building is steel portal framed with part facing brick and part clad external walls, with a double skin insulated roof and translucent panels.

Internally the warehouse has reinforced concrete floors, block walls and LED lighting, with 3 electric roller shutter doors providing access to the yard. In addition there is a modern office / showroom block to the front of the building with kitchen and WC facilities.

Externally there is an extensive concrete marshalling yard with secure boundary fencing. The building has a large electricity loading suitable for manufacturing use.

**AVAILABLE MARCH / APRIL 2025**

**30 MINS**

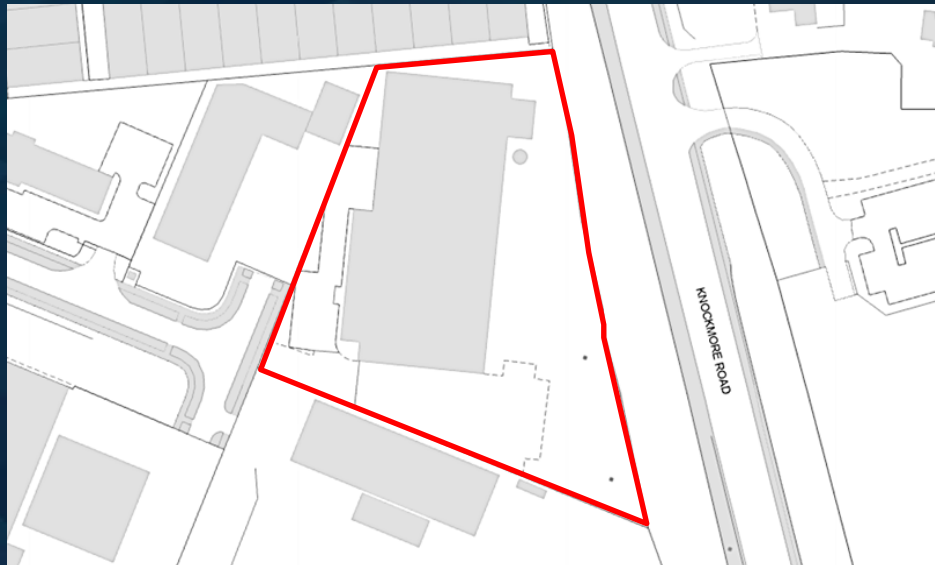
**DRIVE TO BELFAST  
INTERNATIONAL  
AIRPORT**

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse	3,660	39,396
Office	189	2,045
Canteen	9	97
Storage	120	1,292
<b>TOTAL ACCOMMODATION</b>	<b>3,978</b>	<b>42,830</b>

# SITE AREA

The subject property sits on a site of c. 2.7 acres (1.09 hectares)



## 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/uksl/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.

ASSA ABBLOY

SMILEY MONROE

ANDREW  
INGREDIENTS

DECORA BLINDS

CREATIVE  
COMPOSITES

SUBJECT  
PROPERTY

STAUFF

FINNINGS UK

GLOBAL OIL

## NEIGHBOURING OCCUPIERS

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

# LEASE DETAILS

RENT: On Application  
TERM: Negotiable  
REPAIRS / INSURANCE: Full repairing and insuring lease  
SERVICE CHARGE: To be confirmed  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

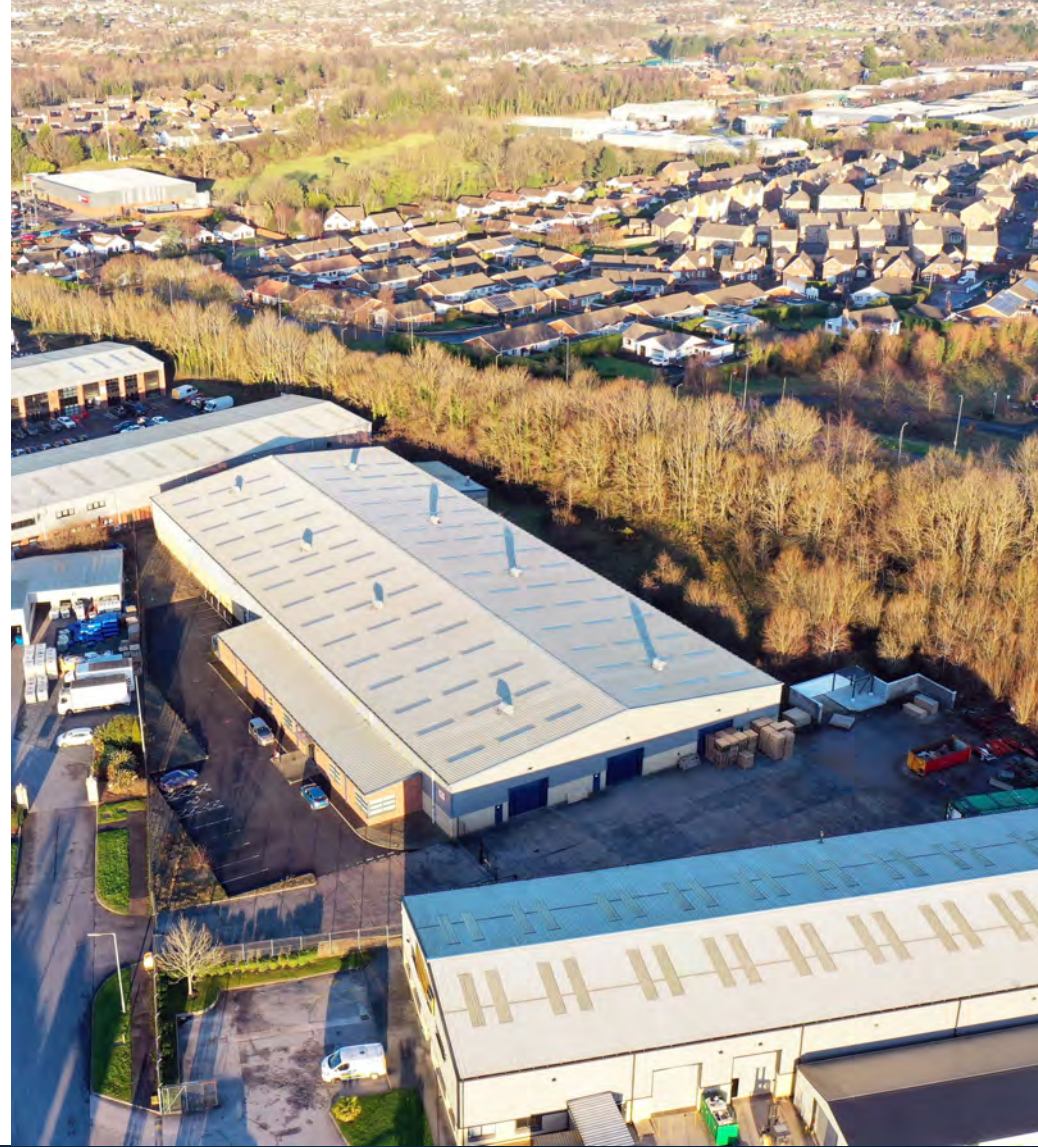
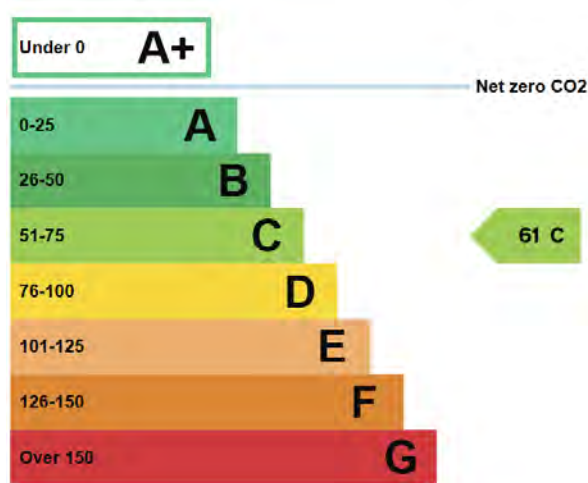
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £161,500

Estimated rates payable in accordance with LPS Website: £88,370.22

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**MARK PATTERSON**

mark.patterson@okt.co.uk

**JAMES CHRISTIE**

james.christie@okt.co.uk

## 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

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

