

**OK
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TO LET

(By Way of Assignment)

**Unit D11, 9 Ferguson Drive, Knockmore Hill Ind Est,
Lisburn BT28 2EX**

Modern Warehouse building of c. 3,842 sq ft

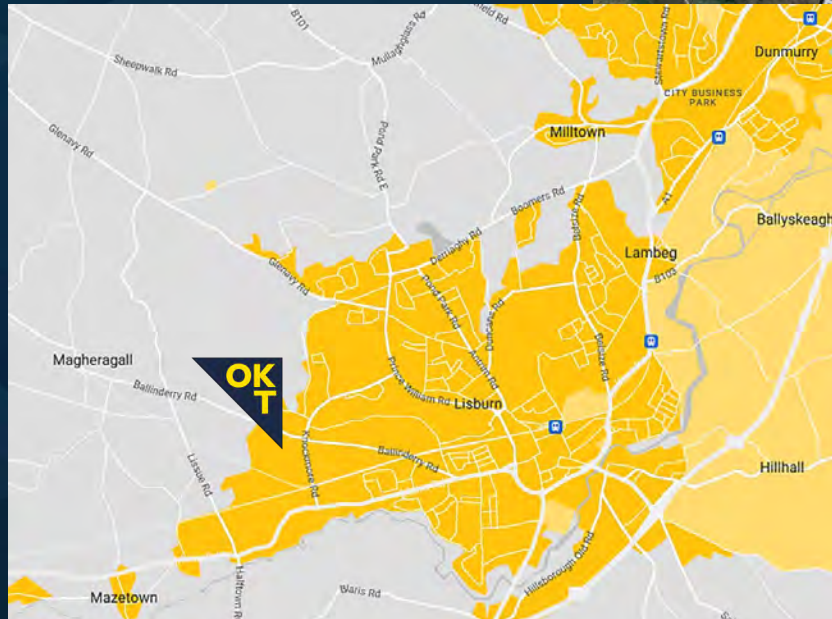
LOCATION

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 western site of Knockmore Road, approximately 1.5 miles from Lisburn City Centre and the M1 motorway.

The property is situated within the Knockmore Hill Business Park, part of the Knockmore Hill Industrial Estate, a well established industrial location and one of Northern Ireland's premier industrial parks, servicing the M1 / A1 / Belfast / Newry / Dublin corridor.

The surrounding area is home to several local and national distribution and manufacturing businesses.



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

In addition, Lissue Industrial Estate is in close proximity to the subject property.

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
AIRPORT

DESCRIPTION

The subject comprises a modern industrial unit with warehouse accommodation arranged over ground and mezzanine levels.

The unit forms part of the Knockmore Hill Business Park which houses 28 no. industrial units. The building is of a steel portal frame construction with a double skinned insulated roof with translucent light panels. The unit has a block brick internal walls and a red brick external cladding.

Internally the accommodation provides generous storage space on the ground floor together with additional storage on the mezzanine area. A small reception area is found on the ground floor and is complimented by a range of staff facilities including a kitchen and WC.

The subject benefits from an impressive, glass pedestrian entrance, 5.8m eaves and an electrically operated roller shutter entrance to the warehouse.

Available by way of assignment of lease.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

GROUND FLOOR

Warehouse	c. 161 sq m	1,734 sq ft
Reception	c. 23 sq m	249 sq ft
Kitchen	c. 5 sq m	51 sq ft
WC Facilities		

MEZZANINE

c. 168 sq m

2,033 sq ft

TOTAL ACCOMMODATION

c. 357 sq m

3,842 sq ft



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.

FILE REF 9647

ASSA ABBLOY

SMILEY MONROE

DECORA BLINDS

ANDREW
INGREDIENTS

SUBJECT
PROPERTY

CREATIVE
COMPO-

FINNINGS UK

STAUFF

GLOBAL OIL

MERCER

NEIGHBOURING OCCUPIERS

UNIT D11, 9 FERGUSON DRIVE, KNOCKMORE HILL INDUSTRIAL ESTATE, LISBURN BT28 2EX

LEASE DETAILS

RENT:	£22,000 per annum
TERM:	Remainder of 10 year lease from 1 July 2021 with tenant break option on 31 December 2028 by way of assignment.
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.

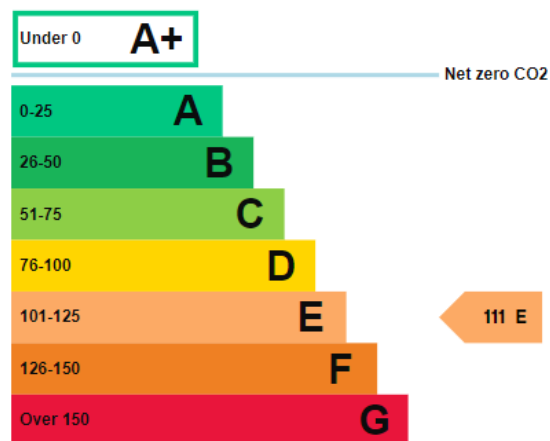
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £11,000

Estimated rates payable in accordance with LPS Website: £5,787.61

All perspective 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

ROSS PATTERSON

ross.patterson@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 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.