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TO LET

# Moira Ind. Est., 34 Old Kilmore Rd, Moira, BT67 0LZ

Warehouse Units from c. 7,400 sq ft (687 sq m) to c. 46,000 sq ft (4,273 sq m) across 5 Units.

# LOCATION

Moira Industrial Estate is located on the Old Kilmore Road, c. 0.5 miles from Moira, c. 5 miles from Lurgan and c. 9 miles from Lisburn with convenient access to Belfast and the wider province via the nearby M1 Motorway.

The subject units are of portal steel frame construction with double skin cladding to the elevations and roofs with most having translucent panels providing natural light.

The units have screed concrete floors, 3 phase electricity and electric / manual roller shutter door. Units 3n, 17a & 17b have timber mezzanine floors which could be fully or partly removed to provide full height access and 17a could be split in half if required.

The offices in unit 3b have carpeted flooring, oil fired heating, painted / plastered walls, low energy lighting and perimeter trunking.

Unit 4 is currently fitted out as a showroom with suspended ceilings and recessed lighting which makes it ideal for continued showroom use or it can be stripped out to provide traditional warehouse accommodation.

All units enjoy use of the communal marshalling yards and parking facilities and access is available 24/7/365.

Adjoining occupiers include Hannon Meats, R&D Labs, Affiniti Vets, Print It Ltd, Easeability Showers and Bathrooms for Ireland.

# ACCOMMODATION

## DESCRIPTION

### UNIT 3A (c. 22 ft eaves height)

	AREA (SQ M)	AREA (SQ FT)
Warehouse	c. 511 sq m	5,500 sq ft
Mezzanine (Can be removed)	c. 318 sq m	3,424 sq ft

### UNIT 3B (c. 14 ft eaves height)

	AREA (SQ M)	AREA (SQ FT)
Warehouse	c. 555 sq m	5,970 sq ft
Offices (comprising general office, 3 private offices & kitchen)	c. 140 sq m	1,506 sq ft
Male & Female WC's		

### UNIT 4 (c. 14 ft eaves height)

	AREA (SQ M)	AREA (SQ FT)
Warehouse	c. 687 sq m	7,400 sq ft
Male & Female WC's		

### UNIT 17A (c. 19 ft max eaves height)

	AREA (SQ M)	AREA (SQ FT)
Ground Floor (Including kitchen / canteen & WC)	c. 688 sq m	7,405 sq ft
Mezzanine (Can be removed)	c. 636 sq m	6,846 sq ft

NOTE: The unit can be split on a c. 50:50 basis—further details on request.

### UNIT 17B (c. 22 ft max eaves height)

	AREA (SQ M)	AREA (SQ FT)
Ground Floor (including WC)	c. 390 sq m	4,198 sq ft
Mezzanine (Can be removed)	c. 384 sq m	4,137 sq ft



Unit 17a



Unit 17a



Unit 17a



Unit 17b



Unit 17B



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Unit 17b





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# LEASE DETAILS

RENT:	UNIT 3A:	£31,000 per annum
	UNIT 3B:	£39,000per annum
	UNIT 4 :	£37,500 per annum
	UNIT 17A:	£44,000 per annum (c. £22,000 pa per unit if split)
	UNIT 17B:	£25,000 per annum
TERM:	Negotiable subject to periodic upwards only rent reviews.	
REPAIRS / INSURANCE:	Full repairing and insuring lease.	
VAT:	All prices, outgoings etc are exclusive of, but are 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)

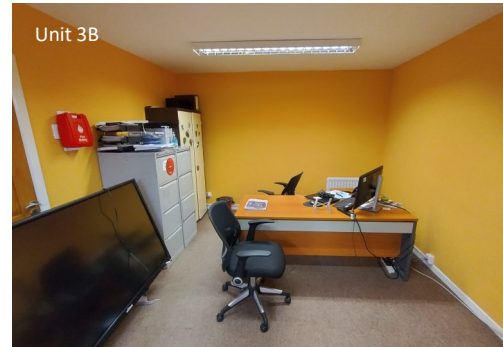
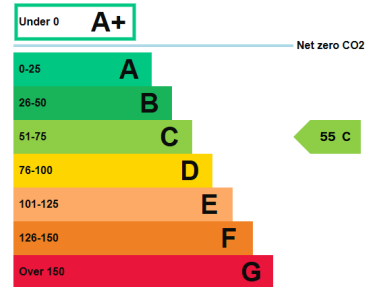
NAV for Units 3A & 3B is: £37,600 with current rates payable in accordance with LPS Website of £20,574.12 which will be re-assessed if let separately .

NAV for Unit 4 is: £31,000 with current rates payable in accordance with LPS Website of £16,962.70

NAV for 17A & B is: £43,800 with current rates payable in accordance with LPS Website of £23,966.66

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

This property's energy rating is C.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

iaain.mccabe@okt.co.uk

**O'CONNOR KENNEDY TURTLE**

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