



CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

TO LET

**WORKSHOP PREMISES
AND SMALL BUSINESS UNITS**



**2 GLENNAVY ROAD
UPPER BALLINDERRY
LISBURN
BT28 2EU**

Managing Director: Paul Ritchie Bsc (Hons) MRICS
Quay Gate House | 15 Scrabo Street | Belfast | BT5 4BD
t. 028 9045 1225 f. 028 9045 1223 e. info@cpsni.com w. www.cpsni.com
Commercial Property Solutions is a trading name of Commercial Property Solutions (Northern Ireland) Limited.

Workshop and small business units located on the busy Glenavy Road in Upper Ballinderry, Lisburn.

The workshop premises extend to approximately 6,237 sq ft with generous yard space.

The small business units comprise three extending to approximately 609 sq ft and one of 1,352 sq ft.

The premises are all supplied with three phase electricity.

Accommodation:	Workshop	Approx.	579.5 sq m	(6,237 sq ft)
	<u>Small Business Units</u>			
	Unit 1	Approx.	125.6 sq m	(1,352 sq ft)
	Unit 2	Approx.	56.6 sq m	(609 sq ft)
	Unit 3	Approx.	56.6 sq m	(609 sq ft)
	Unit 4	Approx.	56.6 sq m	(609 sq ft)

Lease Details:

Term:

Negotiable subject to a minimum of three years.

Rent:

Workshop £18,500 per annum exclusive of VAT.

Unit 1 £5,000 per annum exclusive of VAT.

Unit 2 £2,500 per annum exclusive of VAT.

Unit 3 £2,500 per annum exclusive of VAT.

Unit 4 £2,500 per annum exclusive of VAT.

Repairs and Insurance:

The tenants will be responsible for repairs to the premises, a service charge to cover external repairs, the management fee, and reimbursement of the insurance premium to the landlord.

Rateable Values:

To be assessed.

Viewing:

By appointment with Commercial Property Solutions

Tel: 028 9045 1225.



17.11.09