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FOR SALE

19 Enterprise Crescent, Lisburn BT28 2BP

Warehouse / Workshop extending to c. 13,793 sq ft

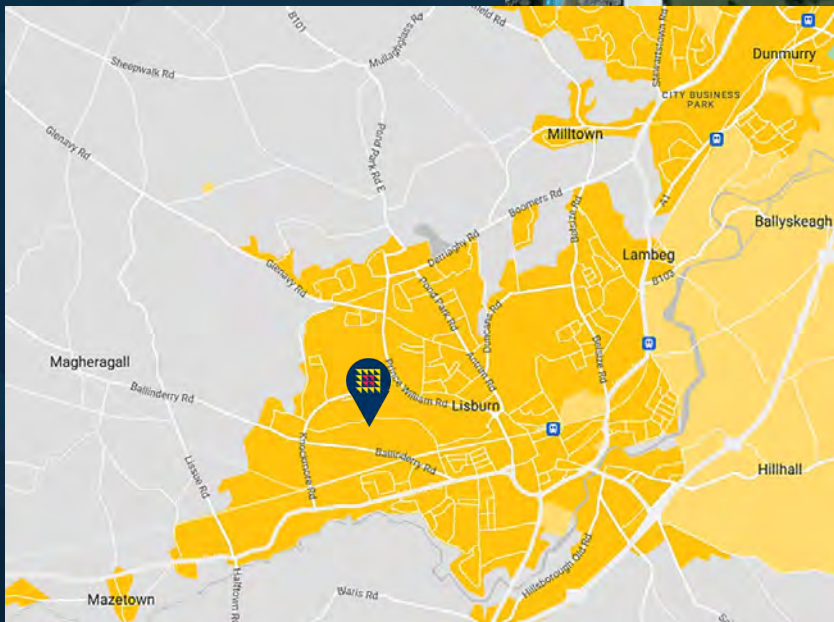
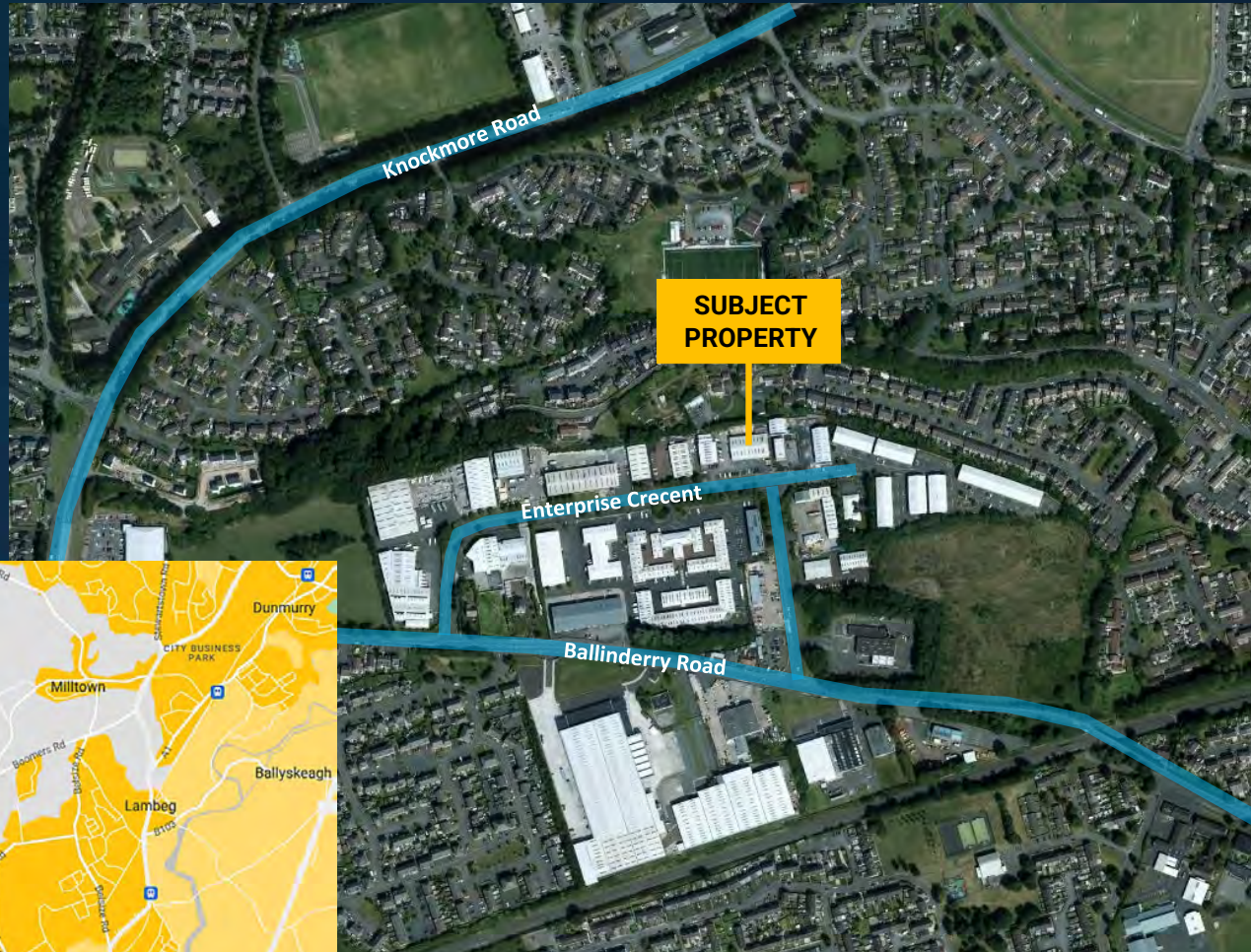
LOCATION

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 fronts onto Enterprise Crescent just off the Ballinderry Road c. 1.3 miles west of the City Centre and approximately 2.2 miles from the M1 motorway.

The property is situated within Enterprise Crescent Estate, a well-established industrial location within Northern Ireland, servicing the M1/A1/ Belfast / Newry corridor.

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



Neighbouring occupiers include HHI Home Improvements, Balloo Hire Centre, Haldane Fisher, APS and Veterinary Surgeon Supply co.

In addition, Lissue and Knockmore Hill Industrial Estates are in close proximity to the subject property.

C. 1.5
MILES

TO
LISBURN CITY

C. 9
MILES

TO
BELFAST CITY

C. 1.5
MILE

TO
M1



30 MINS DRIVE TO
BELFAST
INTERNATIONAL

DESCRIPTION

The subject comprises a self-contained industrial unit with workshop, office and trade counter facilities on a 0.7 acres site.

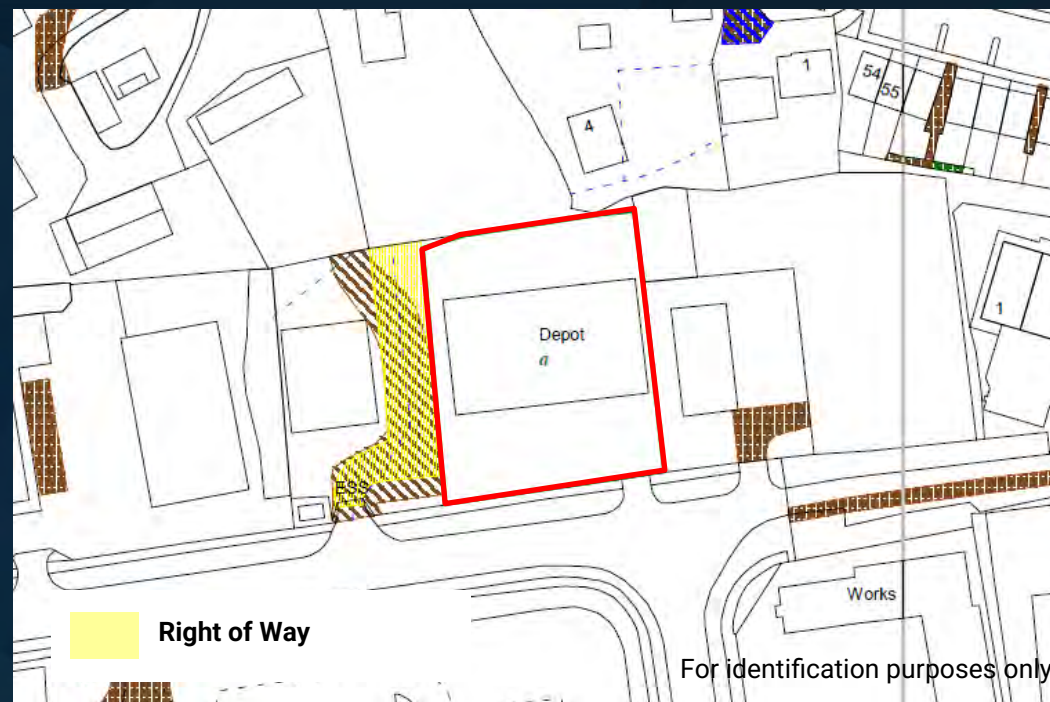
The building is of a steel portal frame construction which is enclosed with part block brick and double skinned cladding. Internally the well illuminated workshop benefits from an eaves height of 17 ft, LED lighting, a screed concrete flooring and 2 no. electric roller shutter doors of 13 ft. in height.

Additionally, the ground floor accommodation benefits from Trade counter, office, reception and ancillary staff facilities with additional office and storage space on the mezzanine level.

The site benefits from CCTV surveillance and is secured by palisade fencing with ample parking facilities to the front of the unit finished in tarmac with a concrete yard area to the rear offering potential room to extend the property.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Workshop	C. 759 sq m	8,174 sq ft
Kitchen	C. 45 sq m	487 sq ft
Reception	C. 18 sq m	198 sq ft
Office	C. 18 sq m	198 sq ft
Showroom	C. 62 sq m	671 sq ft
Total Ground Floor Area	C. 902 sq m	9,728 sq ft
MEZZANINE		
Storage	C. 316 sq m	3,400 sq ft
Boardroom	C. 36 sq m	387 sq ft
Kitchenette	C. 2 sq m	21 sq ft
Office	C. 24 sq m	258 sq ft
Total Mezzanine Area	C. 378 sq m	4,065 sq ft
TOTAL AREA	C. 1,280 sq m	13,793 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/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.

GREENWOOD
BUSINESS PK

LISBURN
ENTERPRISE CENTRE

HALDANE
FISHER

SUBJECT
PROPERTY

NEIGHBOURING OCCUPIERS

19 ENTERPRISE CRESCENT, LISBURN BT28 2BP





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to c. 13,793 sq ft



SALES DETAILS

PRICE: Offers over £1,000,000

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

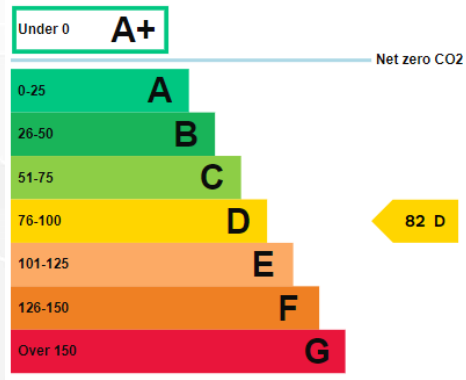
RATES

NAV: £42,300

Estimated rates payable in accordance with LPS Website: £22,255.98

Please note that all perspective purchasers / tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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