

An aerial photograph of an industrial estate. A large, modern warehouse and office building is the central focus, outlined in red. The building has a grey metal roof and brick pillars. To the left, other units are labeled 'CSR' and 'COBRA'. The foreground shows a parking lot with several cars. In the background, there are trees and a power line tower under a cloudy sky.

**OK  
T**

# Unit C5, 9 Ferguson Drive, Knockmore Hill Industrial Estate, Lisburn BT28 2EX

Modern Warehouse & Office building of c. 4,403 sq ft

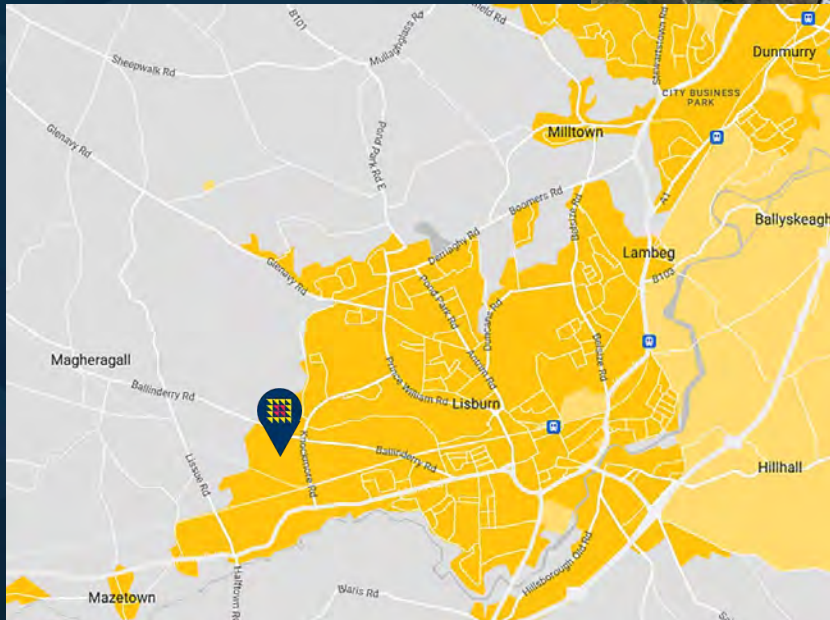
# LOCATION

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

C. 9  
MILES  
TO  
BELFAST CITY

C. 1.5  
MILE  
TO  
M1



30 MINS DRIVE TO  
BELFAST  
INTERNATIONAL

# DESCRIPTION

The subject comprises a modern industrial unit with warehouse and office accommodation arranged over ground and first floor 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 first floor mezzanine area. Office accommodation is found on both ground and first floor levels complimented by a range of staff facilities including a kitchen and WCs.

The subject benefits from an impressive double height, glass pedestrian entrance as well as an electrically operated roller shutter entrance to the warehouse.

# ACCOMMODATION

Description	Area sq m	Area sq ft
<b>GROUND FLOOR</b>		
Office	C. 40 sq m	429 sq ft
Warehouse	C. 234 sq m	2,514 sq ft
<b>FIRST FLOOR</b>		
Office	C. 40 sq m	428 sq ft
Storage	C. 96 sq m	1,032 sq ft
<b>TOTAL AREA</b>	<b>C. 410 sq m</b>	<b>4,403 sq ft</b>

# LEASE DETAILS

RENT: £25,000 per annum

TERM: Negotiable

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/uksi/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.

REF: 9622





## NEIGHBOURING OCCUPIERS

UNIT C5, 9 FERGUSON DRIVE, KNOCKMORE HILL INDUSTRIAL ESTATE, LISBURN BT28 2EX

# SALES DETAILS

PRICE: On Application

TITLE: We assume the property is held under freehold title

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

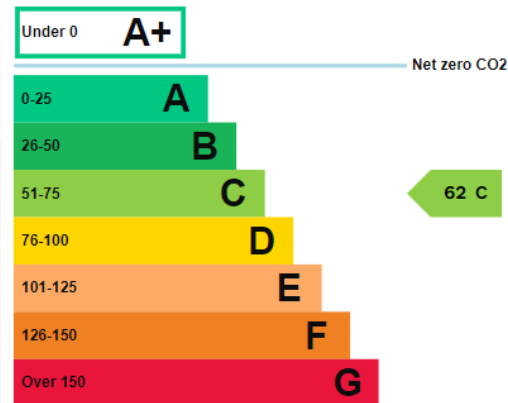
# RATES

NAV: £14,800

Estimated rates payable in accordance with LPS Website: £7,786.96.

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:

MARK PATTERSON  
mark.patterson@okt.co.uk

ROSS PATTERSON

## 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.

