

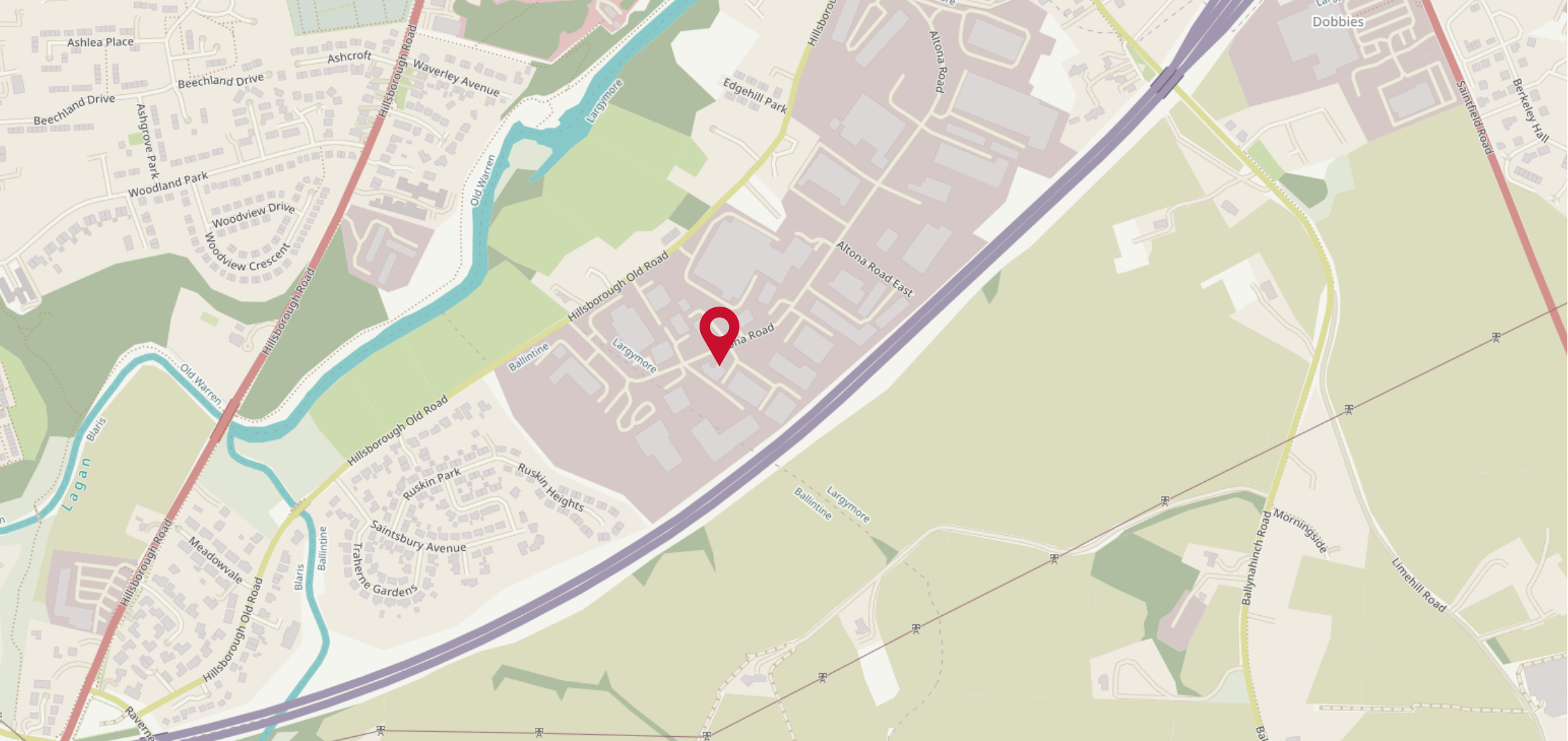
TO LET

**Lambert
Smith
Hampton**



24 Altona Road, Lisburn, BT27 5QB

Highly Prominent First Floor Office Accommodation
Extending to Approx. 1,101 Sq Ft.



LOCATION

Situated at 24 Altona Road, the property lies in the established Blaris Industrial Estate, approximately 1 mile southeast of Lisburn city centre. The city of Lisburn benefits from excellent levels of accessibility given its location on two junctions (6 and 7) of the M1 Motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The property is situated on Altona Road, and neighbouring occupiers in the estate are Lyreco, The Alexander Group, Texam Limited and Ecoat. There are also a number of office occupiers located in proximity to the property to include N4 Network and Nanobite Technical Services.

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DESCRIPTION

The subject property offers first floor self-contained office accommodation that is finished to include carpeted flooring, plastered and painted walls, recessed strip lighting and benefits from WC and kitchen facilities and an intercom system with door control access.

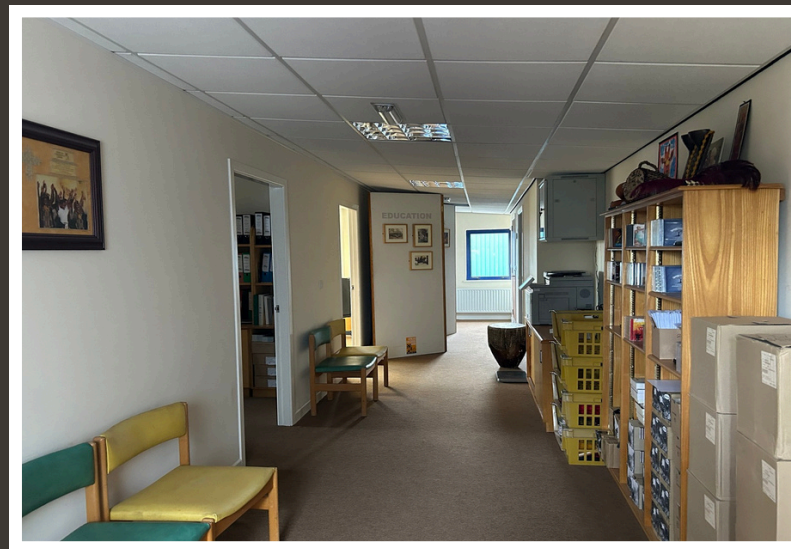
The office is accessed via a private stairwell and includes 3 onsite car parking spaces (more spaces available if required). The abundance of natural light obtained through double glazed windows create a bright and spacious feel to each office. The existing configuration provides 3 large offices/meeting rooms with kitchen and WC facilities at first floor level.

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Office	1,101	102.29
Total	1,101	102.29

LEASE DETAILS

Rent -	£12,000 per annum, exclusive.
Term -	By negotiation.
Rent Review -	Every fifth year on an upward only basis.
Repairs -	The Tenant is to be responsible for external and internal repairs.
Insurance -	The Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.





For Further Information

CONTACT

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T 02890 327954
E kabernethy@lsh.ie

RATEABLE VALUE

We have been advised by Land and Property Services of the following:

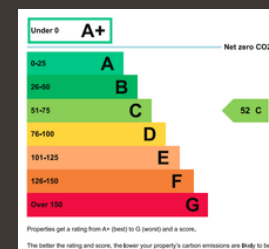
Net Annual Value (NAV):	£10,900
Rate in £ for 2025/26:	£0.566150
Rates Payable:	£6,171.03

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ENERGY PERFORMANCE CERTIFICATE

We have been advised the Property benefits from an Energy Performance Rating of C52.



ANTI MONEY LAUNDERING

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.

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www.lsh.ie

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