

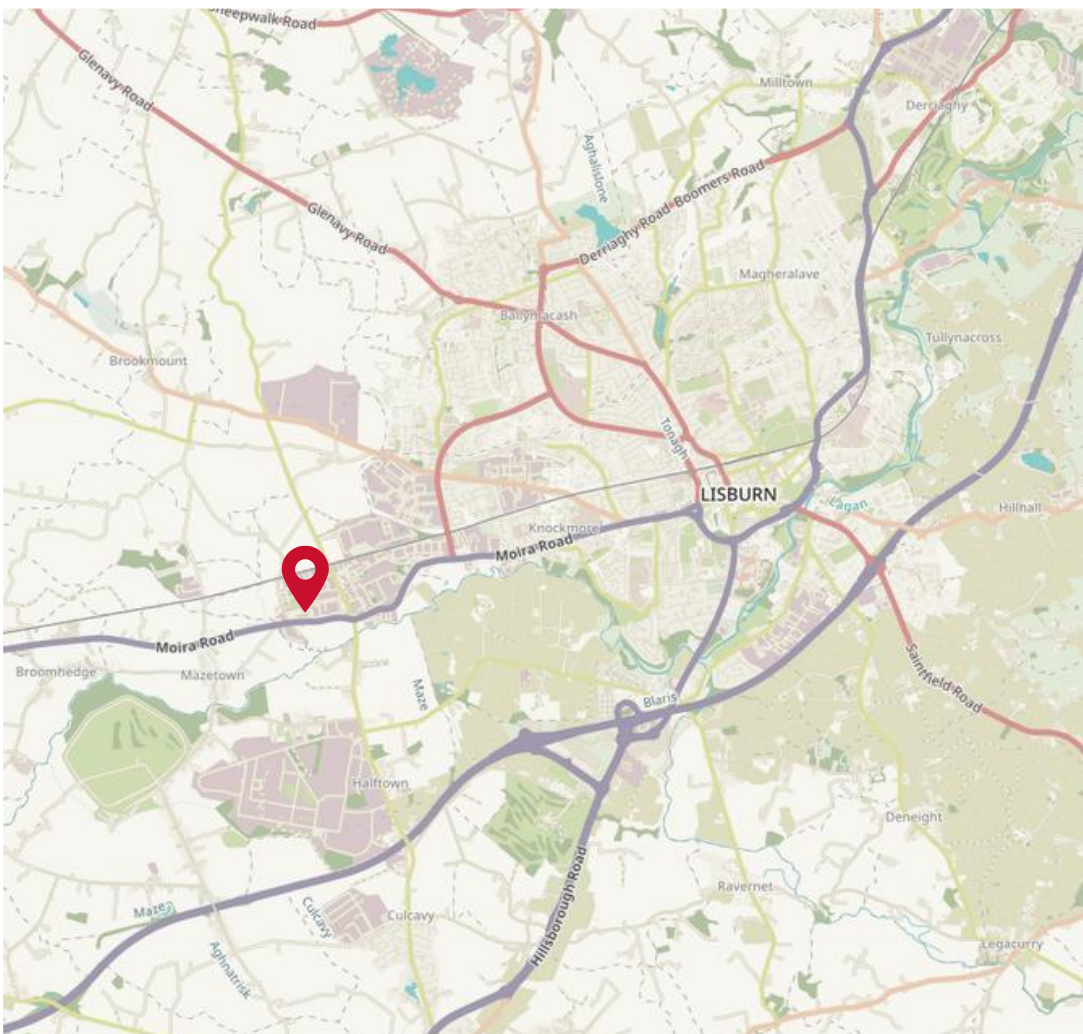
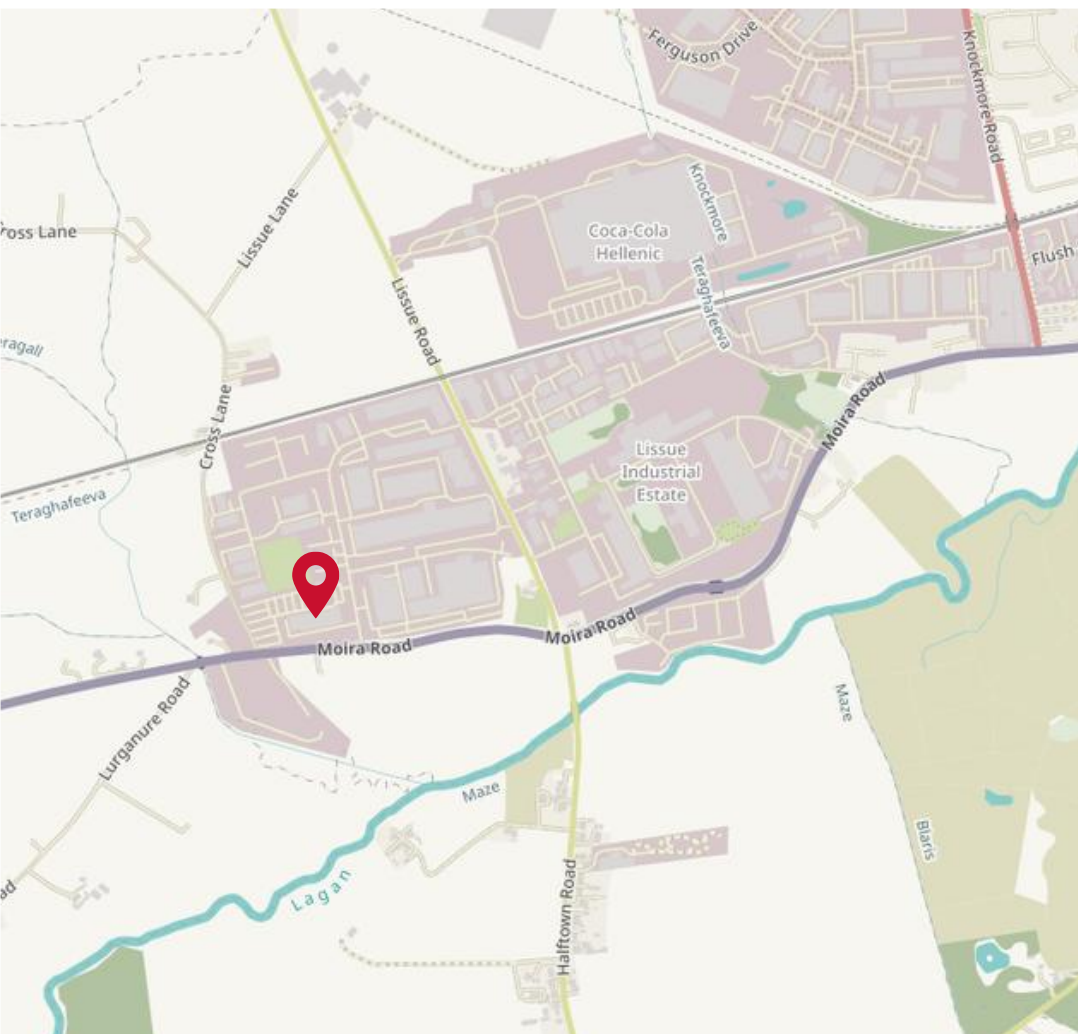
TO LET

Lambert
Smith
Hampton



Unit 2-3, 2 Rathdown Road, Lisburn, BT28 2RE

Warehouse accommodation with ancillary office space
extending to approximately 11,164 sq ft



LOCATION

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 and 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 subject property is located off the highly successful Lissue Industrial Estate on the Moira Road, just outside of Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 Motorway. The property's strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from an ease of access North and South of the province and the Republic of Ireland. Occupiers within the vicinity include Coca Cola, Warmflow, Tata Steel, Edina Generators and Micon Distribution.

- 15 miles from Belfast International Airport
- 14 miles from Belfast City Airport
- 89 miles from Dublin Airport
- 15 miles from Belfast Port
- 33 miles from Larne Port
- 94 miles from Dublin Port





DESCRIPTION

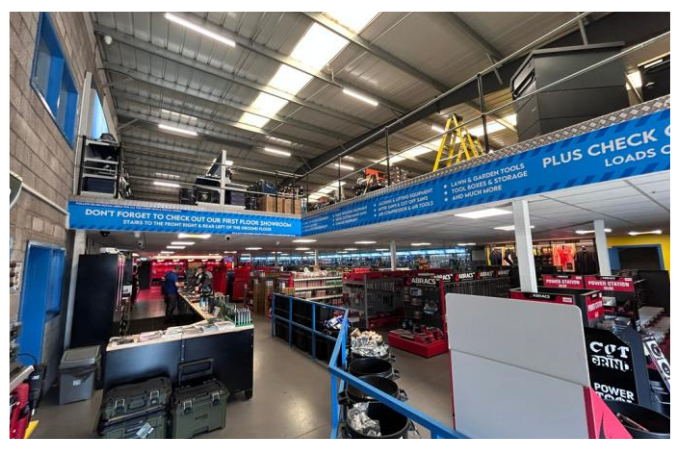
The subject property comprises warehouse accommodation totalling approximately 9,761 sqft and office accommodation across ground and first floor comprising approximately 1,110 sqft. The warehouse accommodation is currently split by a internal partitioning wall however could be opened into a single floor area if desired.

The warehouse is finished to include:

- Steel portal frame construction
- Polished concrete flooring
- Translucent roof panels
- LED spot lighting
- 4.76m high roller shutter door access
- 2 no. pedestrian doors
- Secure communal yard space

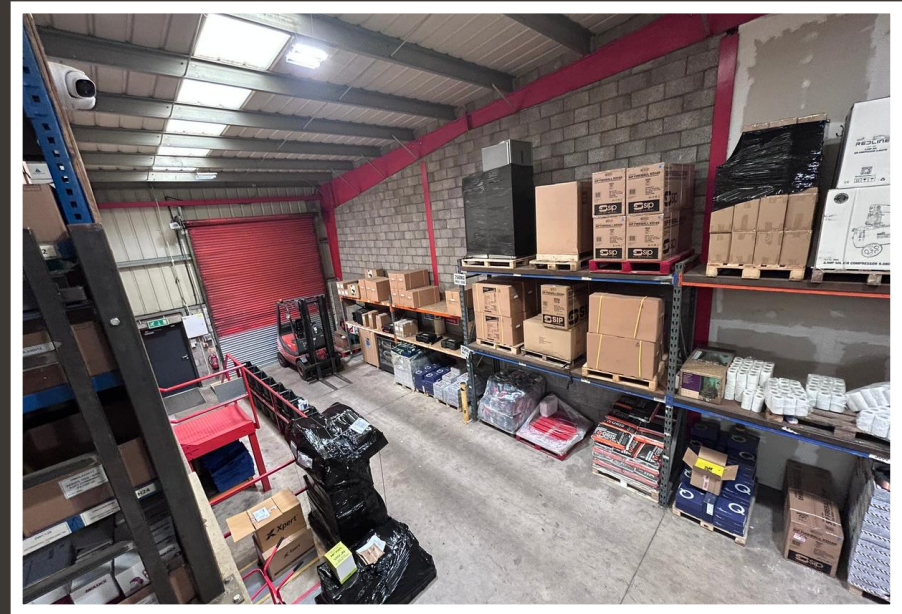
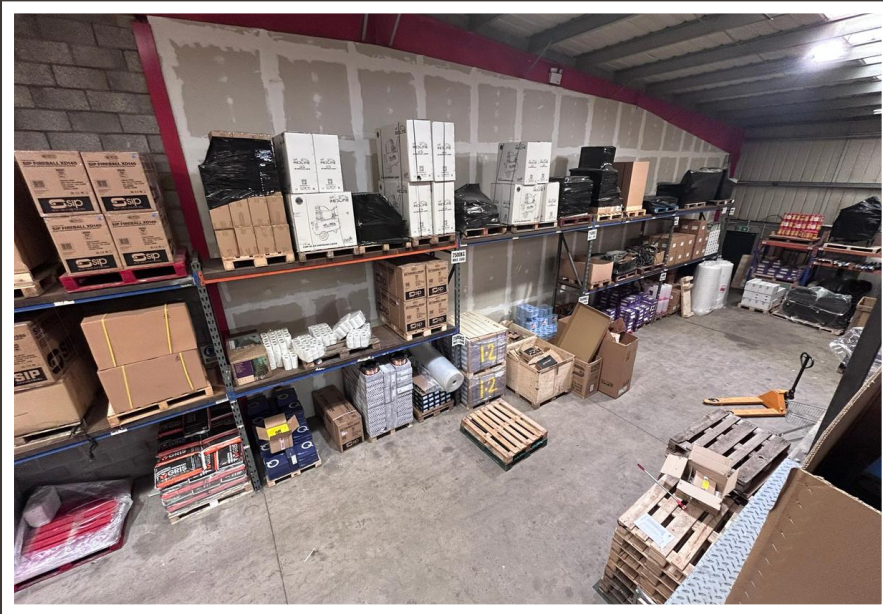
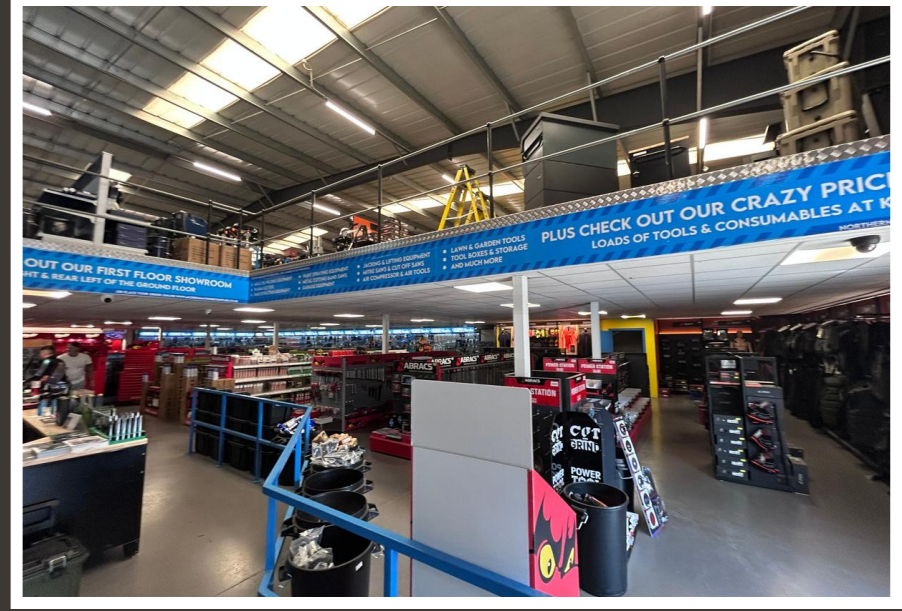
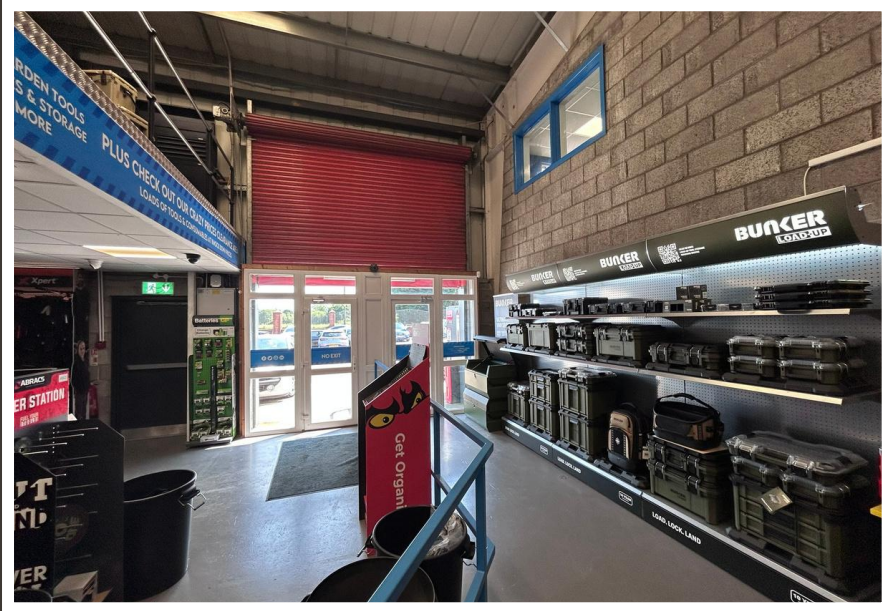
The offices are finished to include:

- Plastered and painted walls
- Suspended ceilings
- Lay-in LED lighting
- Carpeted flooring
- Glazed windows
- Kitchen/canteen facilities
- WC facilities



SCHEDULE OF ACCOMMODATION

Unit	Sq Ft
Office	1,110
Warehouse	9,761
Canteen	293
Total	11,164





For Further Information

CONTACT

Tom Donnan
M 07442 495827
T 02890 327954
E tdonnan@lsh.ie

CONTACT

Kyle Abernethy
M 07429 777911
T 02890 327954
E kabernethy@lsh.ie

CONTACT

Cerys Moore
M 07889 946381
T 02890 327954
E cmoore@lsh.ie

LEASE DETAILS

Rent - Price on Application.

Term - By negotiation.

Service Charge - A service charge will be levied to cover security, maintenance, repair and cleaning of all common areas.

Repairs & Insurance - Tenant will be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord.

RATEABLE VALUE

We have been advised by Land and Property Services that rates are as follows:

Net Annual Value: est £48,600

Rate Poundage 26/27: £ 0.5864

Rates Payable (if applicable): est £28,504 per annum

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.

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.

**Lambert
Smith
Hampton**

www.lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton May 2026 Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.