

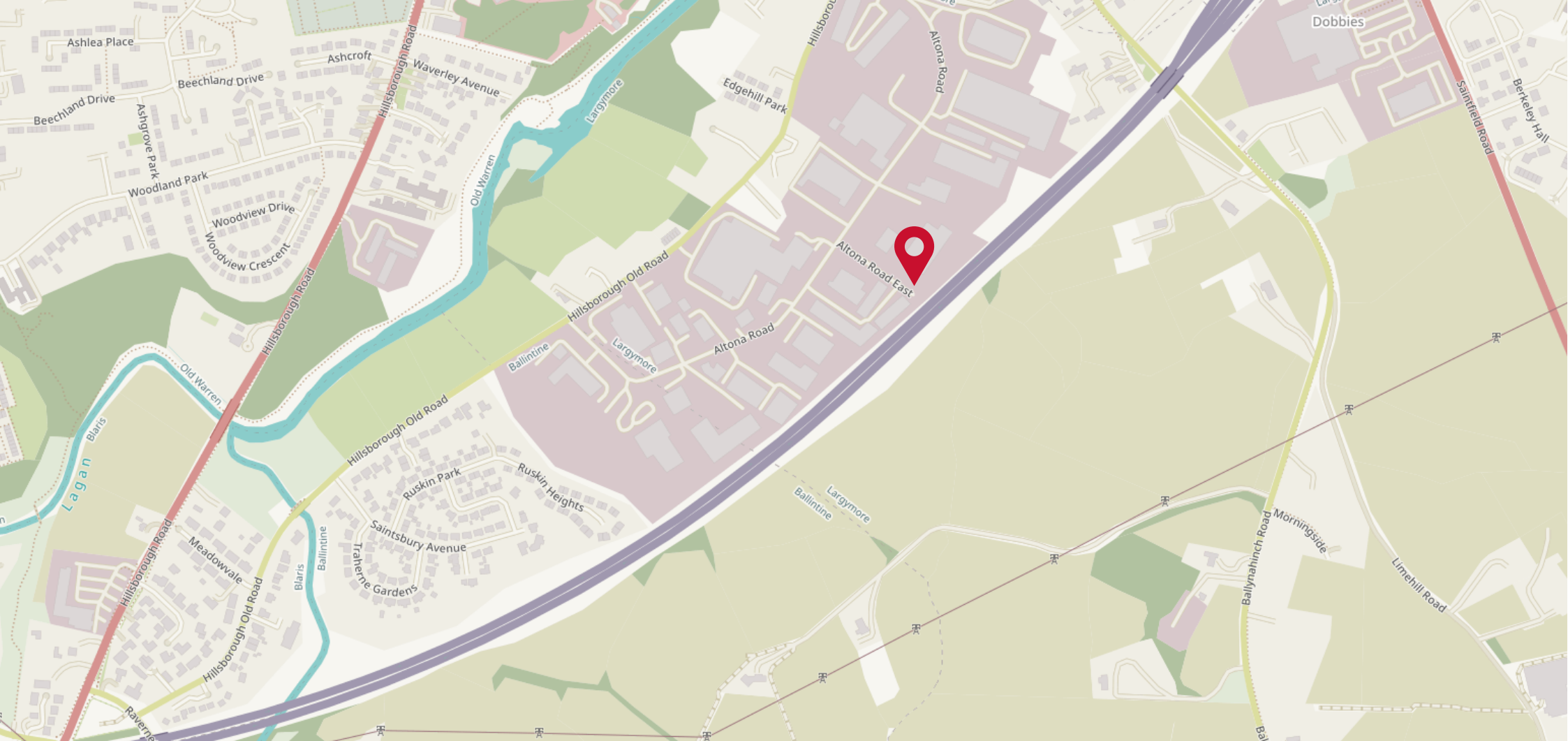
**TO LET**

**Lambert  
Smith  
Hampton**



**Unit 1, 12 Altona Road East,  
Lisburn, BT27 5QB**

Highly Prominent Office Building with Parking  
Extending to Approx. 2,364 Sq Ft.



## LOCATION

Situated at 12 Altona Road East, 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 East, and neighbouring occupiers in the estate are Lyreco, The Alexander Group, Texam Limited and Briggs Equipment Ireland.

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# DESCRIPTION

The subject property offers a self-contained office building extending to approx. 2,364 sq ft across ground and first floors, with car parking spaces to the front. The subject is finished to include a mix of vinyl and carpeted flooring, plastered and painted walls, suspended ceilings with recessed strip lighting, perimeter trunking, WC and kitchen facilities.

Internally, the property's existing configuration comprises separate office/meeting rooms situated around the central hallway. The reception and stairway benefit from a double height glazed frontage which allows for an abundance of natural light upon entrance and throughout the property.

# SCHEDULE OF ACCOMMODATION

|              | Sq Ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 1,094 | 101.59 |
| First Floor  | 1,270 | 118.00 |
| Total        | 2,364 | 219.59 |

# LEASE DETAILS

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Rent -        | £30,000 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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## CONTACT

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## RATEABLE VALUE

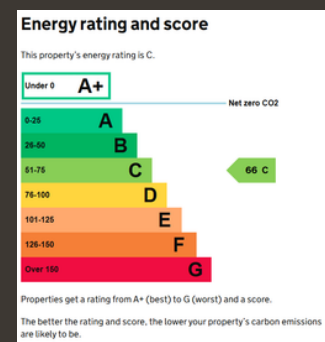
The property has not been individually assessed by Land & Property Services for rates. However, we estimate the NAV to be £22,546 per annum with an estimated rates payable of £13,223 per annum.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

We have been advised the Property benefits from an Energy Performance Rating of C66.



## 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](http://www.lsh.ie)

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