



Office Premises To Let

12 Crescent Business Park,
Ballinderry Industrial Estate, Lisburn BT28 2GN

tdk commercial
property
consultants

028 9024 7111
www.tdkproperty.com

- **Modern ground floor office space**
- **Dedicated car parking space**
- **Strategically located within Crescent Business Park**



LOCATION

Crescent Business Park is a modern development of business units located in Ballinderry Industrial Estate to the west of Lisburn City Centre.

The development is strategically located just five minutes drive from Lisburn City Centre and 10 minutes drive from the M1 Motorway.

DESCRIPTION

Modern ground floor office suite finished to a high standard and benefiting from gas fired heating, door entry system and car parking.

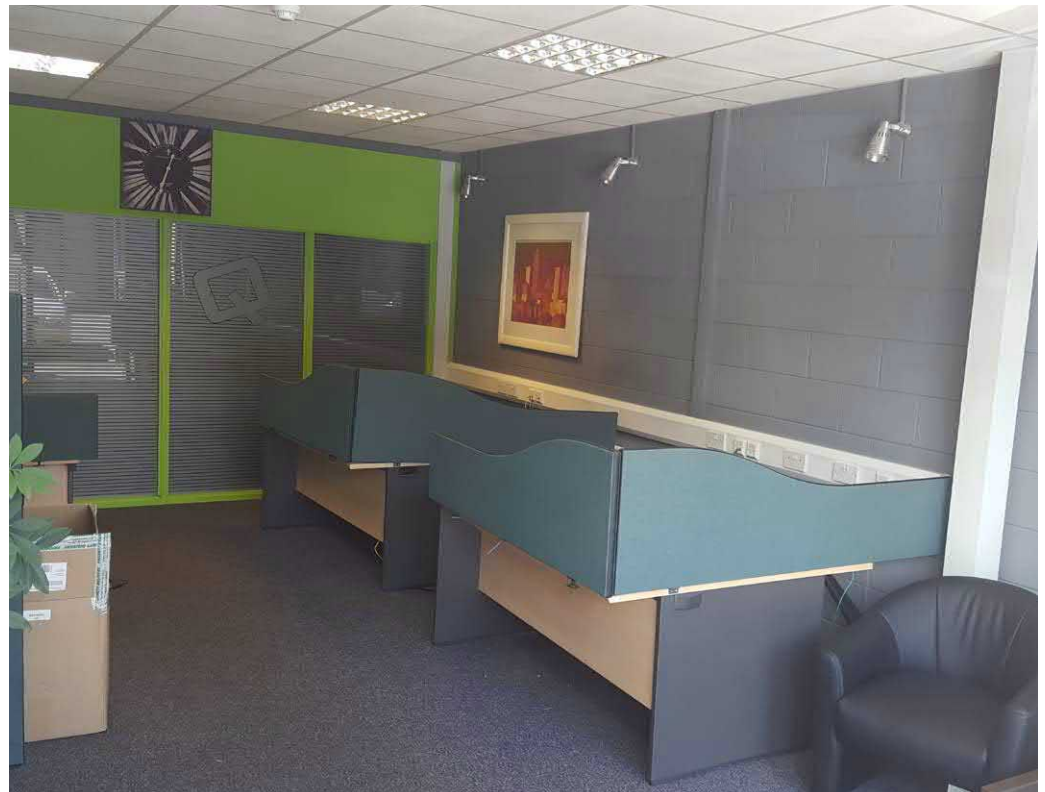
The office is sub-divided to provide an open office space with 2 private offices, Kitchenette and WC facilities.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Ground Floor 106.83 Sq M 1150 Sq Ft

There is a meeting room located on the ground floor that is used by the first floor occupier but can be accessed from the ground floor and can be shared. The meeting room measures 11.33 sq. m. (122 sq. ft.).



PROPOSED LEASE

Term	Negotiable
Rent	£11,500 per annum
Rent Review	5 yearly
Repairs	Full repairing and insuring lease
Service Charge	Payable by Tenant

RATES

NAV £6,200

Rates Payable 2019/2020 £3,514

VAT

The property is registered for VAT

EPC

C56.

Certificate Reference Number – 0480-0436-5969-5799-4096.

FURTHER INFORMATION

For further information or viewing please contact;

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