



Industrial premises, 51 Lisburn Road, Ballynahinch

£169,250 pa

TO LET

Warehouse/Manufacturing premises

028 9266 3396

admin@falloonestateagents.com



TO LET

- Manufacturing/industrial accommodation with ancillary office accommodation, comprising c. 37,620 sq ft
- Ease of access to the wider motorway network via Junction 6 (Saintfield Road) of the M1. Alternative access to Belfast via A24.
- Nearby connection to A1 to Dublin via Hillsborough

The subject forms part of the industrial/manufacturing holding at 51 Lisburn Road Ballynahinch.

The facility comprises interlinked warehouses together with office block and covered

loading bay, yard space and car parking.

The buildings are constructed of steel portal frame with external cladding and blockwork to the lower sections, double pitched roofs with good provision of electrically operated roller shutter doors around the perimeter and multiple overhead cranes.

There are a variety of eaves height throughout of around 6m

Warehouse B

c 12292 sq ft / 1142 sq m

Warehouse C

8,814 sq ft / 819 sq m

Warehouse D

11,164 sq ft / 1037sq m

Office Block

5,348 sq ft / 497 sq m

Lease details

Term : Negotiable, subject to a minimum of 5 years

Rent : £4.50 psf, exclusive

Repairs & Insurance : Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

Service Charge : Levied to cover maintenance and cleaning of communal areas

Rates

To be assessed on occupation

Rate in pound 2025/26 £0.600784

Part of the property is classified by Land & Property Services as an Industrial Hereditament. We would advise prospective tenants to make their own enquiries in relation to their rating liability.

VAT

We understand the property is not registered for Value Added Tax.

CONTACT

For further information or to arrange a viewing contact joint agents :

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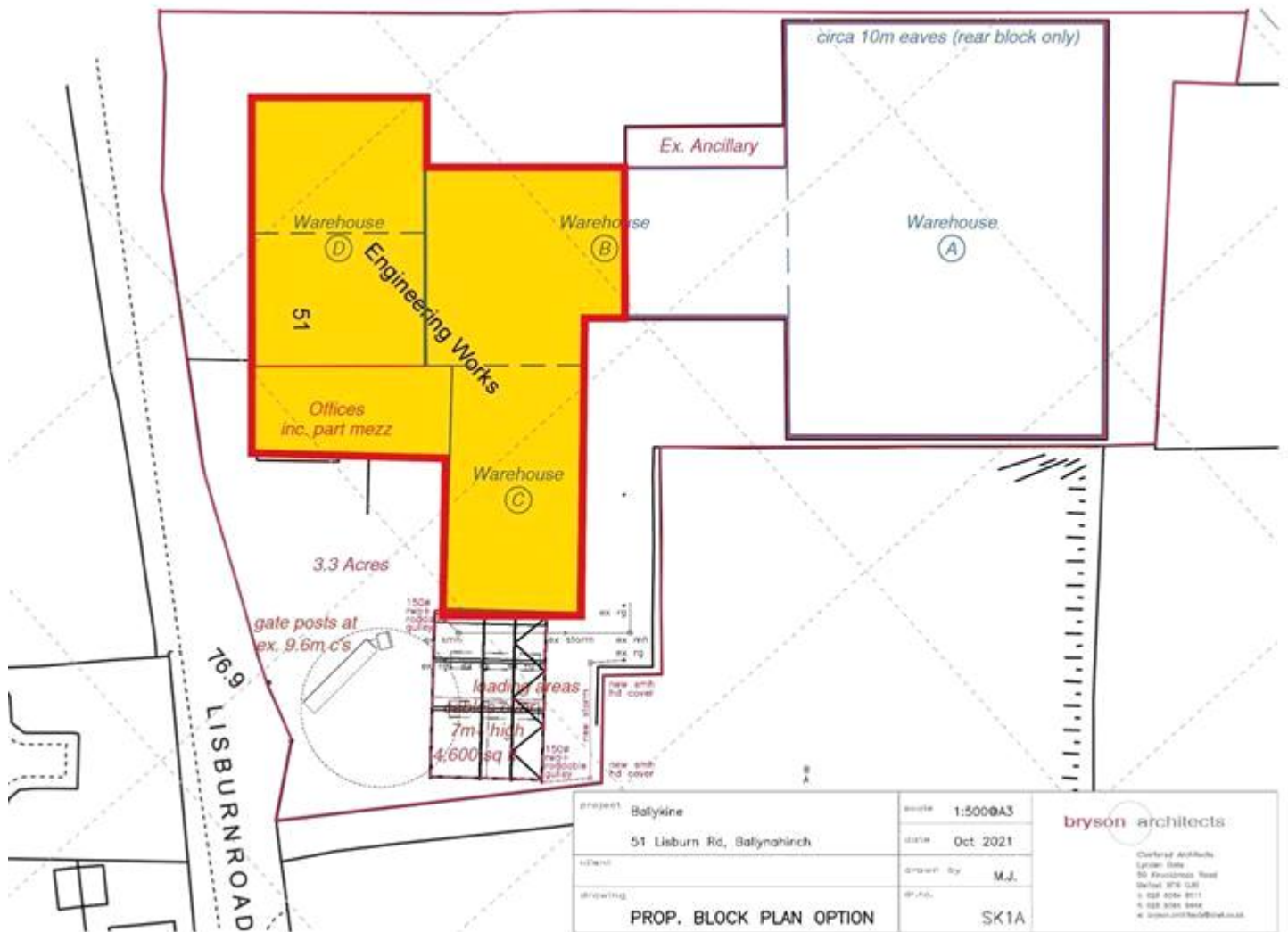
McKibbin Commercial
One Lanyon Quay
Belfast
BT1 3LG

www.mckibbin.co.uk

LOCATION

The subject property is located on the Lisburn Road on the edge of Ballynahinch, 9 miles from the M1 Motorway at Saintfield Road (Junction 6) on the main Belfast-Dublin transport corridor, 17 miles from Belfast, 19.5 miles from Belfast Port and 33 miles from Belfast International Airport.
The immediate area comprises a mix of commercial and residential properties and agricultural uses.





Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

68 This is how energy efficient the building is.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.