



23 Crescent Business Park, Lisburn

£20,000 pa

To Let - Modern 3 storey Business Unit in Excellent Location.

A well located business unit within this sought after business park development off Enterprise Crescent.

028 9266 3396

admin@falloonestateagents.com



The business park enjoys a superb location just a short drive from Lisburn City Centre within easy reach of M1/ A1 access at Sprucefield and M1 at Moira.

The property offers flexible office/storage/workshop accommodation with a gross internal area of c 252 sq m / 2700 sq ft over ground and first floor levels, with additional open plan office/storage/workshop area of 91sq m/ 980 sq ft at second floor level.

The landlord may consider a separate letting of ground floor level only, and first and second floor levels of together (accessible by a secure stairwell) .

New kitchen and toilet facilities will be provided by the landlord accordingly.

There is a fully glazed frontage with electric roller shutter doors, suspended ceilings with inset LED lighting to ground and first floors, extensive perimeter trunking and air conditioning units.

The property has 2 staircases between ground and first floor adding great flexibility to the use of space.

There is also a passenger lift between the ground and first floor, which is presently out of order but could be recommissioned.

There is designated and visitor on site parking.

GROUND FLOOR :

Reception area

Glazed door and frontage. Suspended ceiling. Carpeted. Alarm panel. Access to stairs to first floor level.

Door to :

Workshop

w: 7.44m x l: 13.24m (w: 24' 5" x l: 43' 5")

Glazed double doors and side panels. Suspended ceiling. Recessed lighting. Network trunking. Air con unit.

Store

w: 3.2m x l: 3.96m (w: 10' 6" x l: 13')

Double doors to main workshop. Suspended ceiling. Recessed lighting.

Rear hall

Suspended ceiling. Recessed lighting. Stairs to first floor level. Fire escape door.

FIRST FLOOR:

Office

w: 2.9m x l: 7.43m (w: 9' 6" x l: 24' 5")

Glazed to main office. Suspended ceiling. Recessed lighting. Air con unit. Network trunking.

Office

w: 7.44m x l: 9.03m (w: 24' 5" x l: 29' 8")

Open plan office. Suspended ceiling. Recessed lighting. Air con unit. Network trunking. Carpeted. Stairs to reception area.

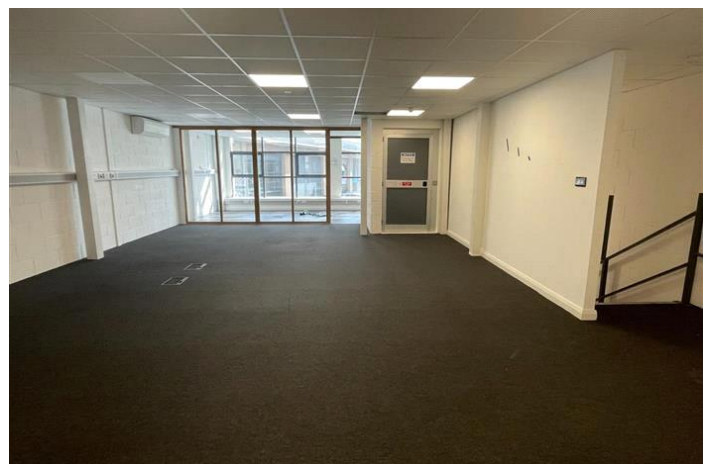
Office

w: 3.2m x l: 5.15m (w: 10' 6" x l: 16' 11")

Suspended ceiling. Recessed lighting. Air con unit. Network trunking. Carpeted. Window.

Rear hall

Stairs to second floor level



SECOND FLOOR:

Office/Storage/Workshop

w: 7.43m x l: 14m (w: 24' 5" x l: 45' 11")

Rates payable

From LPSNI website - NAV - £10,100 , with estimated rates bill of £5718.12

Service Charge

An estate service charge will be levied to cover security, cleaning, repairs, maintenance of common parts and insurance.

We are advised the current charges are :

Service charge £1019 pa

Insurance £702 pa

Lease details

TERM : minimum 5 year lease

RENT : From £20,000for entire building p.a. May sub divide

PERMITTED USE : Business unit

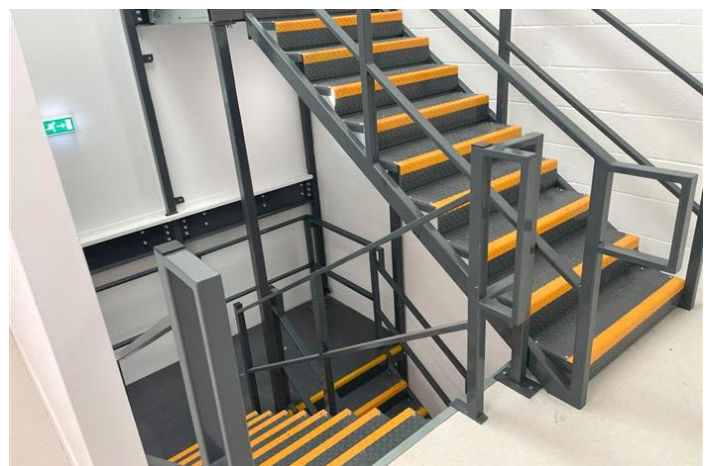
VAT : All prices, rentals and outgoings are exclusive of, but may be liable to VAT

LEASE START DATE : Available immediately

SERVICE CHARGE : Tenant responsible

BUILDINGS INSURANCE : Tenant to reimburse landlord costs to insure property

REPAIR : Tenant to maintain.



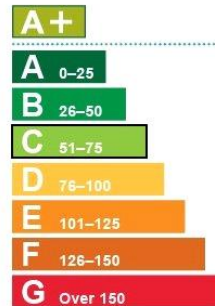


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Performance Asset Rating

More energy efficient



64 This is how energy efficient the building is.

Net zero CO₂ emissions

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.