



TO LET - 12A Crescent Business Park, Lisburn

£12,500 pa **LET AGREED**

Available due to business expansion.

A well presented and conveniently located, self contained ground floor office suite.

028 9266 3396
admin@falloonestateagents.com



The Crescent 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 accommodation with a gross internal area of 115 sq m all at ground floor level with own door access.

The property has an open plan reception office with glazed screen to a private office, flexible store / office, kitchen and toilet fitted to disability standards.

There is a glazed frontage with electric roller shutter doors, suspended ceilings with inset lighting and gas central heating, and extensive perimeter trunking to office areas with numerous data points. Fibre broadband is connected.

There are 2 designated parking spaces with further visitor parking within the scheme.

Central/Admin office

w: 6.76m x l: 8.17m (w: 22' 2" x l: 26' 10")

Glazed double doors and side panels. Suspended ceiling with recessed lighting. Data trunking. 2 double panelled radiators. Single panelled radiator. Carpeted.

Glazed partition to rear office.

Meeting Room

w: 2.67m x l: 4.1m (w: 8' 9" x l: 13' 5")

Suspended ceiling with recessed lighting. Double panelled radiator. Carpeted.

Rear office

w: 4.11m x l: 6.95m (w: 13' 6" x l: 22' 10")

Suspended ceiling with recessed lighting. Data trunking. Double panelled radiator. Carpeted.

Store

w: 4.13m x l: 4.22m (w: 13' 7" x l: 13' 10")

Suspended ceiling with recessed lighting. Carpeted.

Kitchen

w: 1.39m x l: 2.21m (w: 4' 7" x l: 7' 3")

Range of cupboards. Stainless steel sink unit, mixer tap.

Inner hall

w: 1.8m x l: 2.65m (w: 5' 11" x l: 8' 8")

'Worcester' gas boiler. Carpeted.

WC

w: 2.25m x l: 2.66m (w: 7' 5" x l: 8' 9")

Accessible fittings. Wash hand basin and WC. Extractor fan.

Suspended ceiling with recessed lights. Single panelled radiator.

Lease details

The landlord is proposing to grant a new lease at a rental of £12,500 pa plus VAT.

TERM : minimum 5 year lease

PERMITTED USE : Business / Office 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, currently £264 every 6 months.

BUILDINGS INSURANCE : Tenant to reimburse landlord costs to insure property

REPAIR : Tenant to maintain.

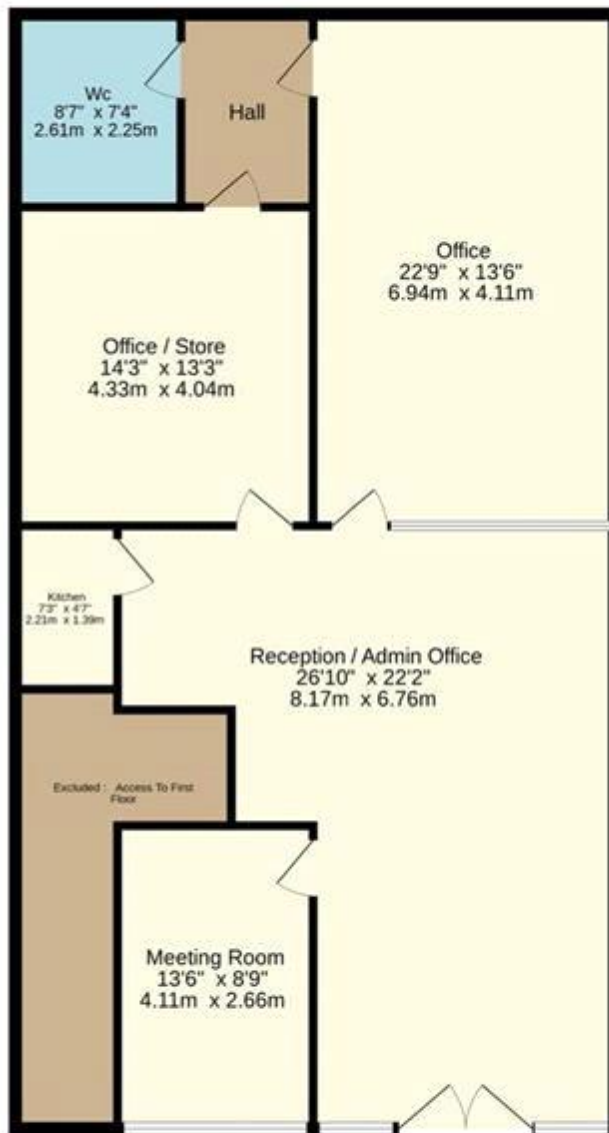
Rates

According to the LPSNI website this property has an NAV of £5600 with a rates payable for 2025/6 of £3170.

We would advise prospective tenants to make their own enquiries in relation to their rating liability.



Ground Floor



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Asset Rating

More energy efficient



56 This is how energy efficient the building is.

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