

32,400 sq ft
plus offices of
5,350 sq.ft remaining



For indicative purposes only.

**To Let Warehouse/
Manufacturing Premises**
51 Lisburn Road, Ballynahinch BT24 8TT

FALLOON
Estate Agents.com
028 9266 3396


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

- Manufacturing/industrial accommodation with covered loading bay comprising c. 32,400 sq ft plus offices of 5,350 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

DESCRIPTION

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

The facility comprises five interlinked warehouses together and covered loading bay, yard space and car parking.

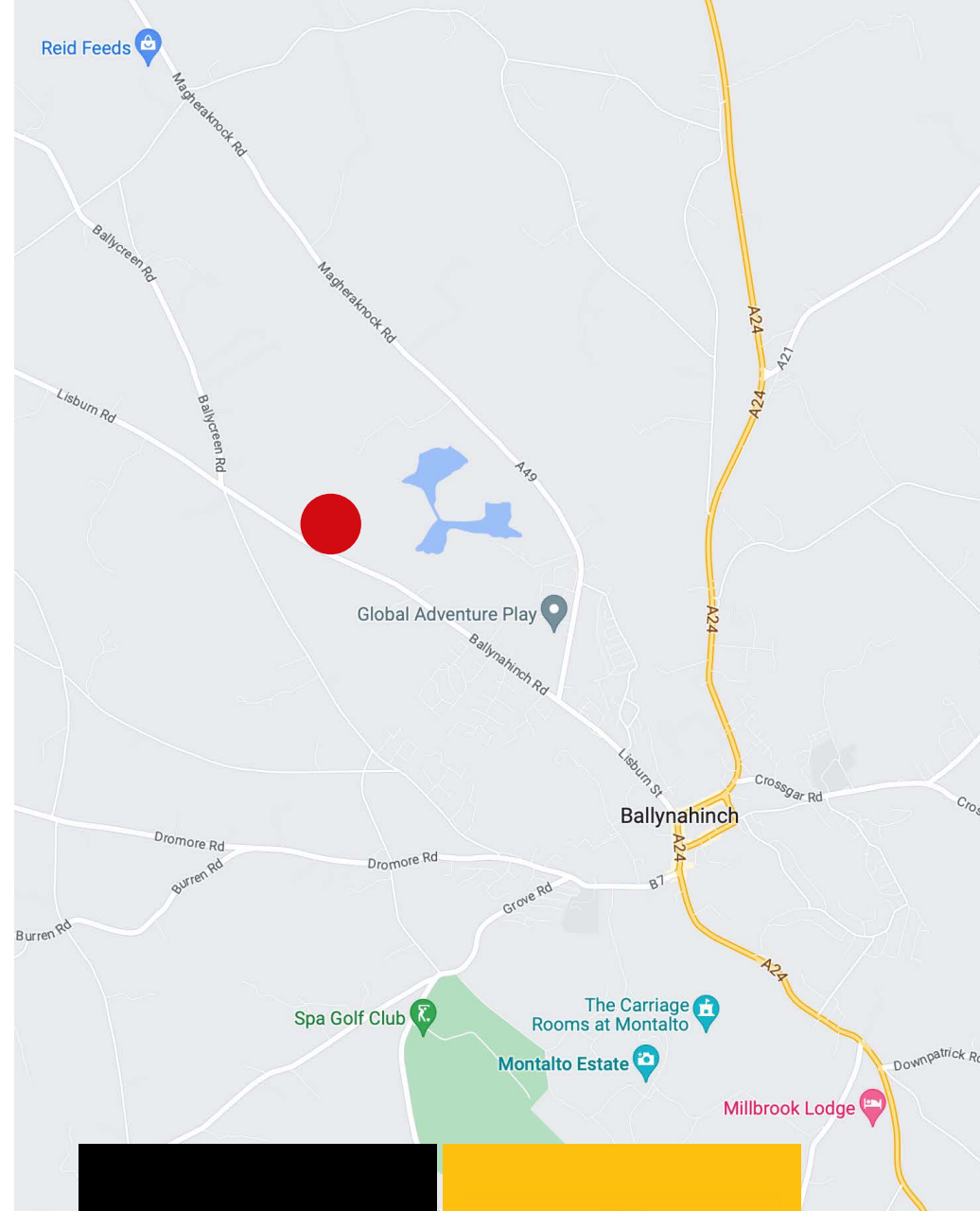
The buildings are constructed of steel portal frame with external cladding and blockwork to the lower sections, double pitched roofs with good provision of electrically operated roller shutter doors around the perimeter and multiple overhead cranes.

There are a variety of eaves height throughout of up to 6m.

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.



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ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse/Manufacturing		
Part Warehouse B	1,154	12,422
Warehouse C	819	8,814
Warehouse D	1,037	11,164
TOTAL	3,010	32,400
Office Accommodation		
Offices	497	5,350

LEASE DETAILS

Term:	Negotiable.
Rent:	Warehouse/Manufacturing - £115,000 per annum, exclusive Offices - £20,000 per annum, 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 INFORMATION

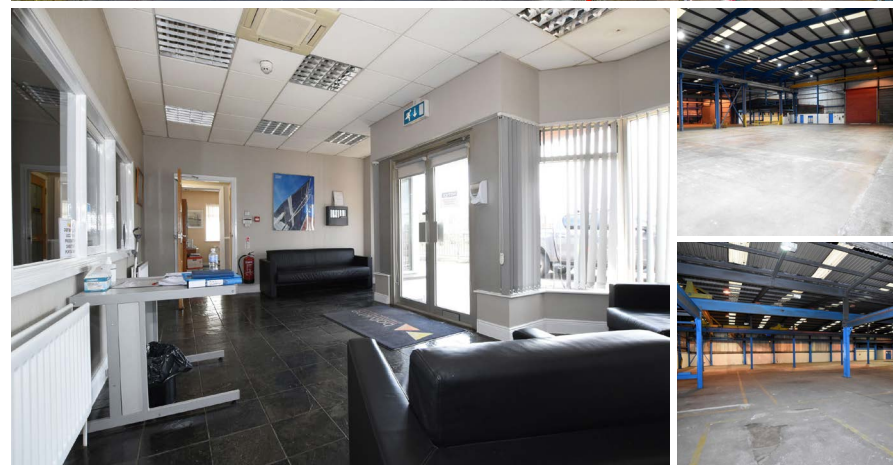
To be assessed on occupation.

Rate in £ 2025/26 = £0.600784

Part of the property is classified by Land & Property Services as an Industrial Hereditament.

VAT

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



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Energy rating

C

Valid until
14 April 2023

Certificate number
4194-2358-6162/7919-4674

Property type
B8 Storage or Distribution

Total floor area
7275 square metres

Energy efficiency rating for this property

This property's current energy rating is C.

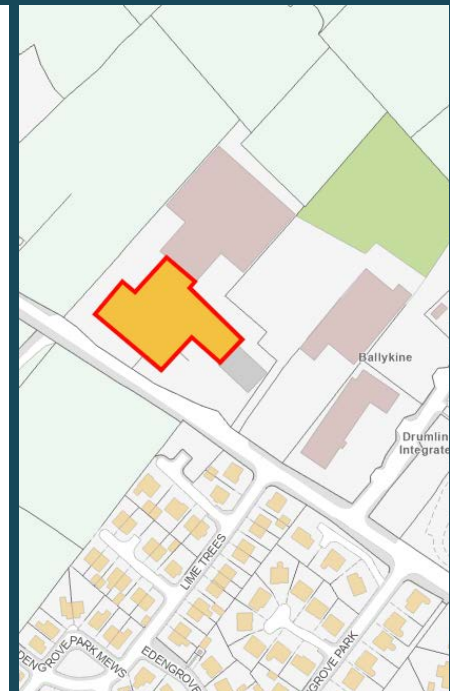
Under 2 **A+**

Not rated G2G

Energy Rating	Score Range
A+	10-15
A	16-20
B	21-25
C	26-35
D	36-50
E	51-70
F	71-100
G	101-120
	121-150

69 C

Class 1B



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