



## To Let First Floor Office Unit

Unit A12A, Knockmore Business Centre,  
162 Moira Road, Lisburn, BT28 1JF

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**FRAZER  
KIDD**

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## Summary

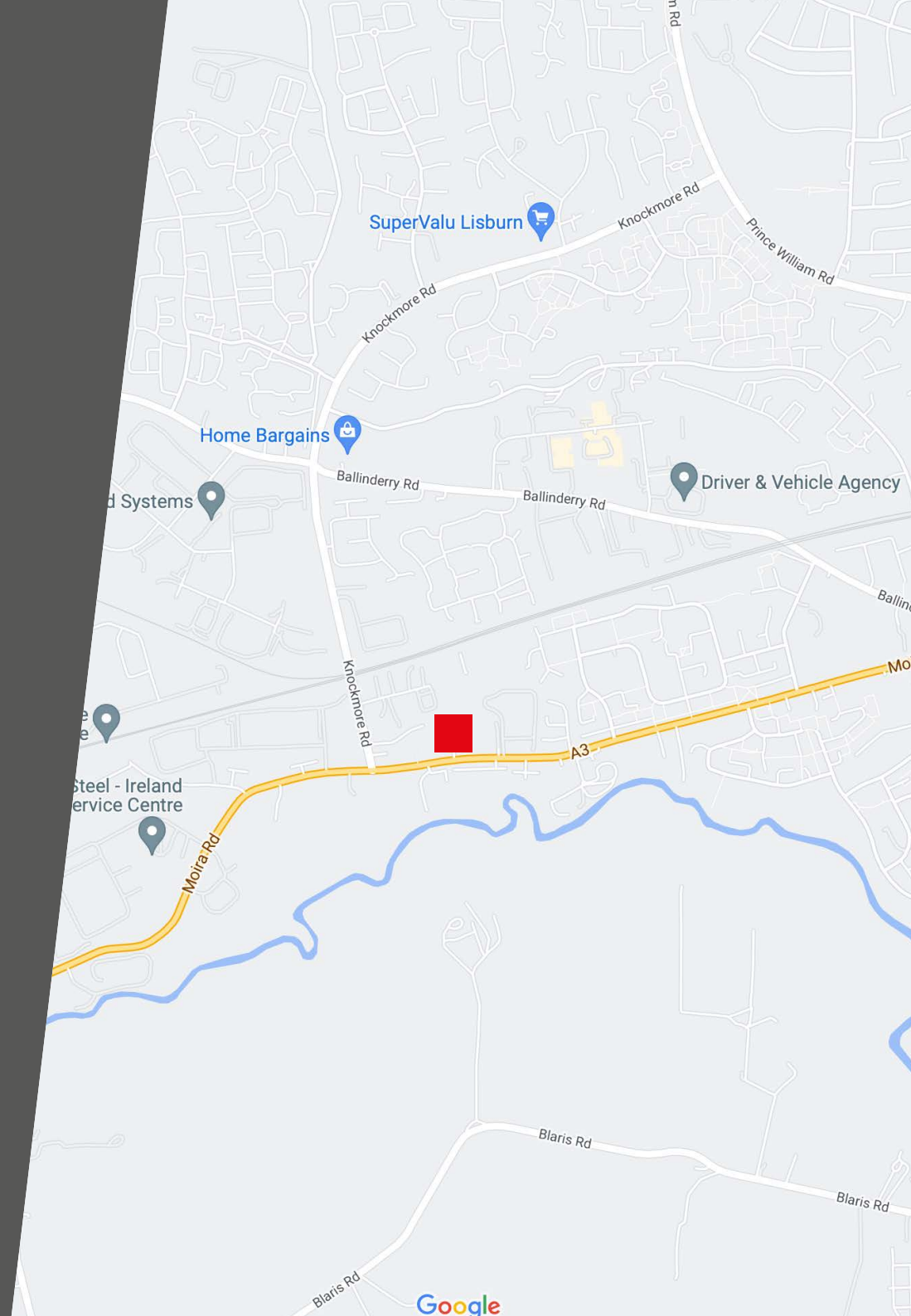
- Knockmore Business Centre is strategically positioned c. 1.5 miles from Lisburn city centre and c. 8 miles from Belfast city centre.
- First floor office premises comprising of 927 sq ft including two excellent offices.
- The unit offers excellent parking facilities with ease of access to major road networks.
- Neighbouring occupiers include David Scott Tiles, Modern Tyres, Bluebird Care, Stephen Moore Carpets and CWS Design.

## Location

Lisburn is located approximately 8 miles from Belfast and benefits from excellent accessibility due to the close proximity of major road networks. The subject property is located approximately 1.5 miles from Lisburn city Centre within the established Knockmore Industrial Estate, on the Moira Road, one of the main arterial routes from Lisburn City Centre.

The unit benefits from excellent levels of accessibility given the proximity of major junctions to the M1 Motorway, the A1 Newry/Dublin Road, Belfast International and City Airports and the Ports of Belfast and Larne.

Other occupiers within Knockmore Business Centre include David Scott Tiles, Modern Tyres, Bluebird Care, Stephen Moore Carpets and CWS Design.



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## Description

First floor office premises comprising two open plan offices and a kitchen. The office is accessed from a communal ground floor entrance with door intercom entry system.

The accommodation is fitted to include suspended ceilings with recessed lighting, plastered and painted walls, carpeted and wooden flooring throughout and gas heating. Externally, the property benefits from generous on-site car parking facilities.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Office 1	37.48	403
Office 2	37.36	402
Office 3	6.92	74
Kitchen	4.32	47
<b>Total Approximate Net Internal Area:</b>	<b>86.08</b>	<b>927</b>

## Rent

Offers invited in the region of £9,000 per annum.

## Lease

By negotiation.

## Rates

NAV: £5,250

Rate in £ (2025-26): 0.566150

Rates Payable: approx. £2,972.29 per annum

\*This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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## Repairs

Tenant to be responsible for interior repairs and exterior repairs by way of a service charge.

## Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in connection with the upkeep, maintenance and repair of the exterior of the building and grounds of which the subject premises forms part.

## Insurance

Tenant to be responsible for repayment of a proportion of the landlord's building insurance premium.

## Management Fee

Tenant to be responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

**Brian Kidd**

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**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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