

TO LET

**Extensive Secure Yard, Modern Office Building, Warehouse / Workshop
25B Pine Hill, Saintfield Road, Lisburn BT25 5PL**



This is an excellent opportunity to rent a self-contained depot only some 2.5 miles from the Saintfield Road junction of the M1.

Accessed from Pine Hill, the property was originally used as a Builder's Yard and in more recent times, by Wastebeater. It comprises: a modern single-storey office building; separate staff canteen/locker room; a substantial warehouse/workshop and large yard/open storage area.

SIZE

Office Building comprising:

General Office; 3 Other Offices; Store
Ladies and Gents W.C.s

1,045 sq.ft. (97.1 sq.m.)

Works Office

Store; Canteen; W.C.s

676 sq.ft. (62.8 sq.m.)

Warehouse / Workshop

3,462 sq.ft. (322 sq.m.)

Extensive yard with shared access



54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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RENT	Offers in the region of £27,500 per annum
VAT	We are advised that VAT is not applicable to rent
LEASE TERM	Flexible, by negotiation
RATES	NAV £14,000 Rates payable 2018/2019 £7,779.77 to be apportioned between the subject property and the part retained by the Landlord.
EPC	D-98
VIEWING	By appointment with Sole Agent 028 9042 4747



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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

98

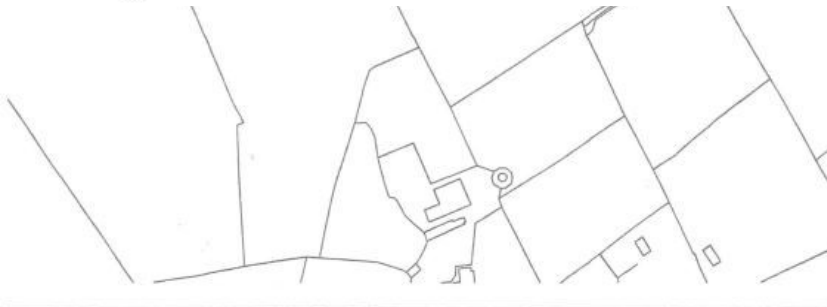
This is how energy efficient the building is.

E 101-125

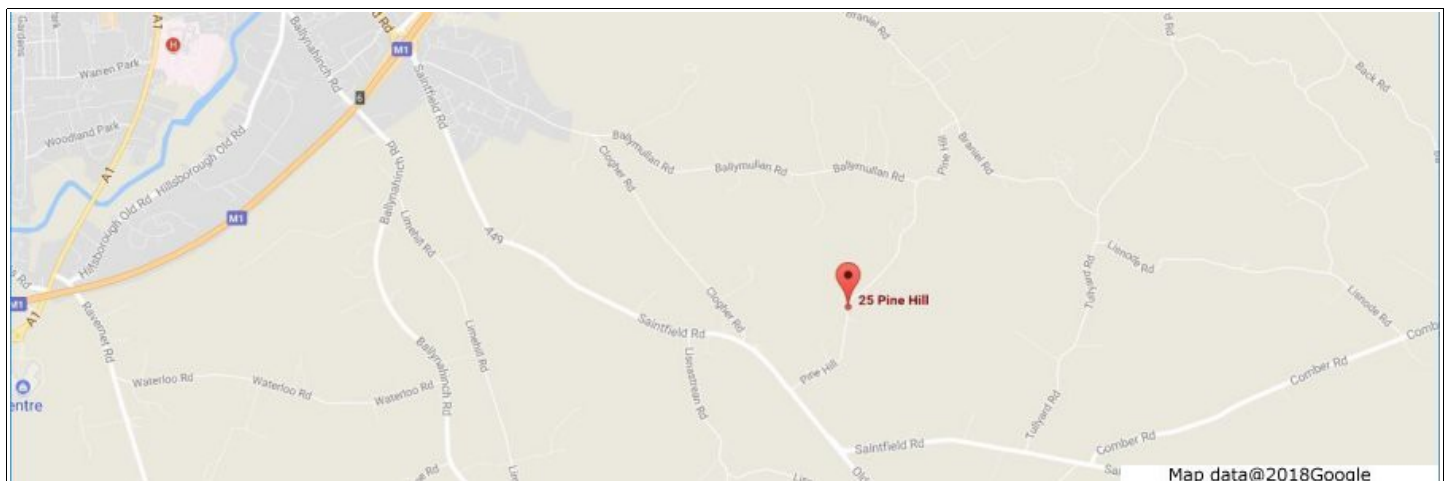
F 126-150

G Over 150

Less energy efficient



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