

TO LET

Self Contained Office Building plus 6 Car Parking Spaces c.1,837 sq.ft. (170.4 sq.m.)
Unit 5, Wallace Studios, 27 Wallace Avenue, Lisburn BT27 4AE



Location

The office is located in **Wallace Studios**, off **Wallace Avenue**, a short distance from **Lisburn City Centre**. Lisburn, approximately 8 miles South West of Belfast, has good road and rail accessibility with a strong commercial base and a wide range of recreational and leisure facilities.

Description

The subject property provides modern office accommodation of c.1,837 sq.ft. over ground and first floors with 6 designated car parking spaces. The offices are finished to a good specification to include carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, aluminium frame double glazed windows, gas heating, burglar alarm plus W.C's on ground and first floors. There is also an under stair server area (but reduced height).



ACCOMMODATION

Ground Floor

Open Plan Office	c.596 sq.ft.	(55.3 sq.m.)
Meeting Room 1	c.85 sq.ft.	(7.9 sq.m.)
Meeting Room 2	c.125 sq.ft.	(11.6 sq.m.)
Staff Room/Kitchen plus Disabled W.C.	c.107 sq.ft.	(9.9 sq.m.)

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

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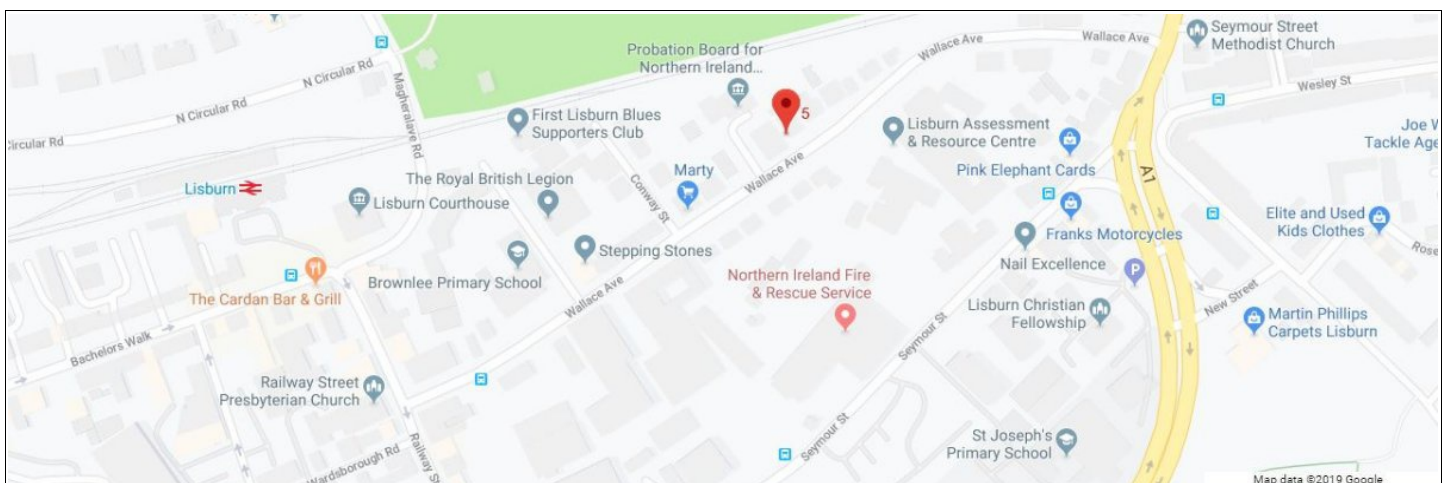
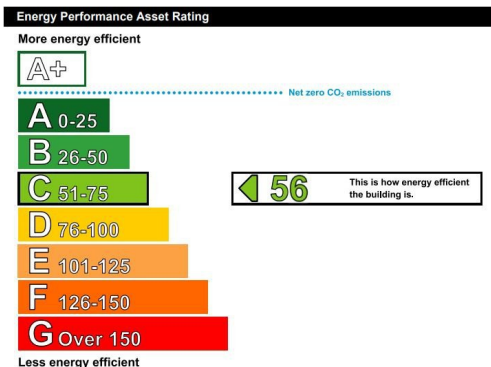
First Floor

Open Plan Office	c.600 sq.ft.	(55.7 sq.m.)
Meeting Room 1	c.85 sq.ft.	(7.9 sq.m.)
Meeting Room 2	c.124 sq.ft.	(11.5 sq.m.)
Meeting Room 3	c.104 sq.ft.	(9.7 sq.m.)
plus Male/Female W.C.		

Total Accommodation c.1,837 sq.ft. (170.4 sq.m.)

LEASE DETAILS

RENT	£15,000 per annum excl.	
TERM	Minimum 3 years	
SERVICE CHARGE	£1,600 per annum (charged quarterly)	
REPAIRS/INSURANCE	Full Repairing and Insuring basis	
VAT	VAT is chargeable on rent and ongoings	
RATES	NAV	£14,950
	Rates payable 2019/20 with 20% SBRR £6,778.60	
EPC	C-56	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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