

TO LET

Self Contained Office Building plus 6 Car Parking Spaces c.1,829 sq.ft. (170 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 is approximately 8 miles South West of Belfast and has good road and rail accessibility with a strong commercial base and a wide range of recreational and leisure facilities. Other occupiers include The Orchardville Society, Probation Board for NI, Arthur Dodds Financial and ESP.

Description

The subject property provides modern office accommodation 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 LED lighting at first floor level, aluminium frame double glazed windows, gas heating, burglar alarm plus W.C's on ground and first floors. There is also an under stair (reduced height) server area.

ACCOMMODATION

Ground Floor

Open Plan Office	c.596 sq.ft.	(55.4 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	c.107 sq.ft.	(9.9 sq.m.)
plus Disabled W.C.		



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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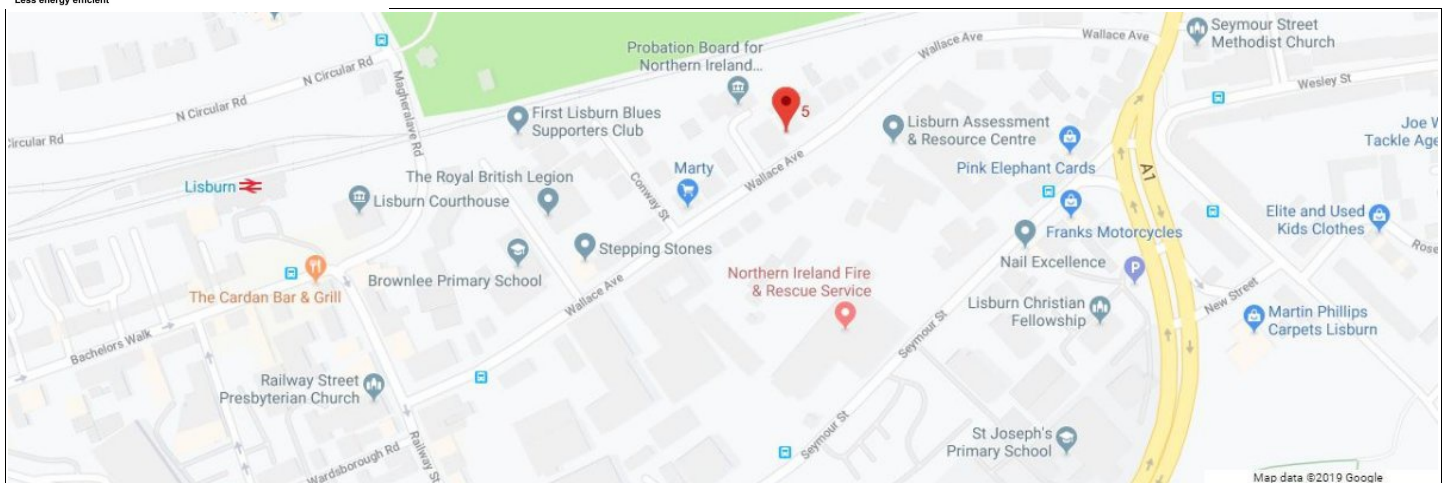
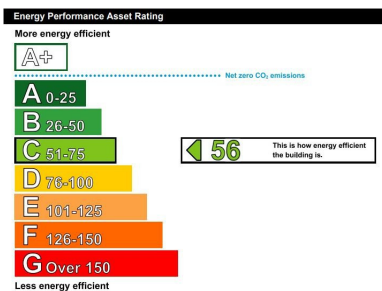
First Floor

Open Plan Office	c.707 sq.ft.	(65.7 sq.m.)
Meeting Room 1	c.85 sq.ft.	(7.9 sq.m.)
Meeting Room 2 plus Male/Female W.C.	c.124 sq.ft.	(11.5 sq.m.)

Total Accommodation c.1,829 sq.ft. (170 sq.m.)

LEASE DETAILS

RENT	£15,000 per annum excl.		
TERM	Minimum 3 years		
SERVICE CHARGE	For repairs, maintenance and upkeep of external common areas. Currently charged at c.£1,500 p.a.		
REPAIRS/INSURANCE	Full Repairing and Insuring basis		
VAT	VAT is chargeable on rent and ongoings		
RATES	Unit 5	NAV	£10,400
		Rates payable 2023/24 with 20% SBRR	£4,378
	Unit 5A	NAV	£10,500
		Rates payable 2023/24 with 20% SBRR	£4,420
EPC	C-56		
VIEWING	By appointment with Sole Agent 028 9131 3830		



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