

RENT REDUCED

TEMPLETON
ROBINSON
COMMERCIAL

CHARTERED VALUATION SURVEYORS

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.

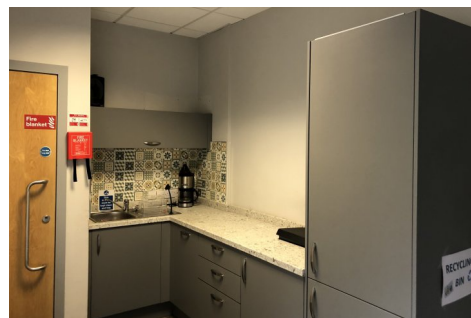
Description

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 plus Disabled W.C. | c.107 sq.ft. | (9.9 sq.m.) |



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 | £12,500 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

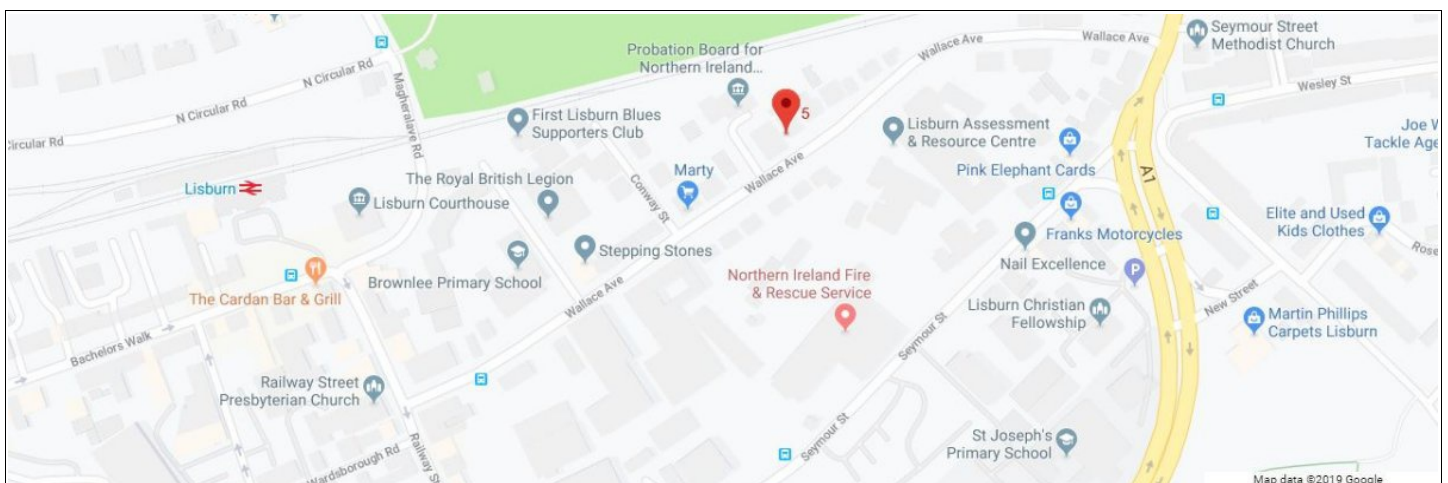
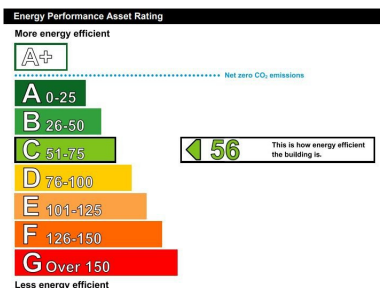
VAT VAT is chargeable on rent and ongoings

| | | | |
|--------------|---------|-------------------------------------|---------|
| RATES | Unit 5 | NAV | £10,400 |
| | | Rates payable 2024/25 with 20% SBRR | £4,553 |
| | Unit 5A | NAV | £10,500 |
| | | Rates payable 2024/25 with 20% SBRR | £4,596 |

EPC C-56

VIEWING By appointment with Sole Agent 028 9131 3830

ANTI-MONEY LAUNDERING In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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