TO LET

PRIME NEW BUILD INDUSTRIAL UNITS

KH1 BUSINESS PARK, 12 FERGUSON ROAD, BT28 2FW



McConnell | JLL Alliance Partner | CBRE NI PART OF THE AFFILIATE NETWORK

TO LET PRIME NEW BUILD INDUSTRIAL UNITS

KH1, Knockmore Industrial Estate, Ferguson Drive, Lisburn, BT28 2EX

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SUMMARY

- The City of Lisburn is located some 9 miles west of the City of Belfast and is part of the Belfast Metropolitan Area.
- Lisburn has excellent road access being adjacent to the M1 motorway which connects Belfast with the west of the Province and the A1 which is the direct link to Dublin and the Republic of Ireland.
- The property is located 2 miles from Lisburn City Centre, 4 miles from the M1 at Sprucefield and a similar distance from the Moria roundabout (Junction 8 M1)
- Occupiers within the immediate area include Coca Cola, Tata Steel, Creative Composites, McAvoy Group, Boomer, ASSA ABLOY and Camlin Group.
- High Specification New build warehouse units.
- Warehouse units from 10,000sqft to 200,000sqft can be designed to suit occupiers specification





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*Red Boundary line for indicative purpose only

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LOCATION

The City of Lisburn is located some 9 miles west of the City of Belfast and is part of the Belfast Metropolitan Area. The city has excellent road access being adjacent to the M1 motorway which connects Belfast with the west of the Province and the A1 which is the direct link to Dublin and the Republic of Ireland. The city also has the benefit of being on the Belfast to Dublin rail line and some 17 miles from Belfast International Airport and 13 miles from Belfast City Airport.

Lisburn was granted city status in 2002 and is the third-largest city in Northern Ireland. The city is strategically located within the Belfast city region and is one of the constituent cities that makes up the Dublin-Belfast corridor region with a catchment population of over 2.5 million people.

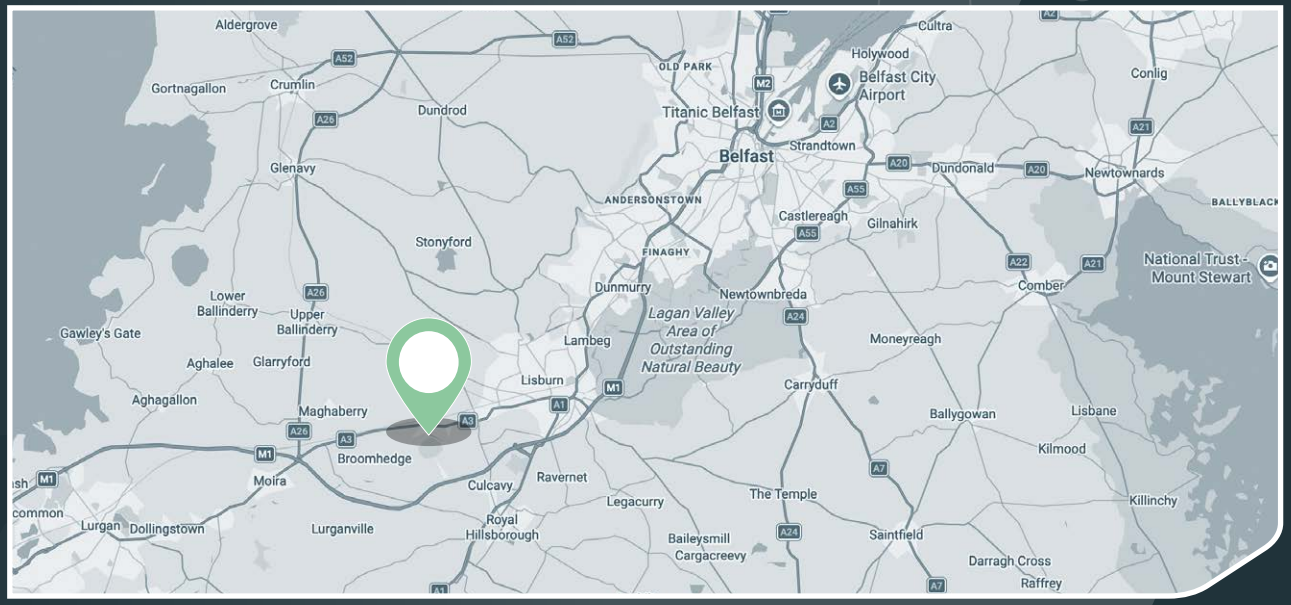
Lisburn benefits from excellent transport links, and with manufacturing & logistics being a strong sector focused on Knockmore, Ballinderry and Lissue Industrial Estates. Lisburn has been extremely successful in attracting Foreign Direct Investment driven primarily by a highly skilled and educated employment base, competitive operating costs, and advanced telecoms infrastructure.



Belfast City Centre
10 miles / 25 mins

Dublin
98 miles / 2 hrs

Derry/ Londonderry
72 miles / 1 hr 30



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SITUATION

The property is situated on Ferguson Drive 3 miles from Lisburn city centre and the M1 motorway. Ferguson Drive is within the established Knockmore Industrial Estate which forms part of the principal industrial area for the city. The property is the first phase in KH1 Business Park

The estate benefits from excellent accessibility given its proximity to the M1 and the A1 dual carriageway which in turn give ease of access to Belfast International Airport, Belfast City Airport and the Ports of Belfast, Larne and Dublin. The proposed Knockmore Link Road will give access to the M1 motorway.

Major occupiers within the immediate area include Coca Cola, Tata Steel, Creative Composites, McAvoy Group, Boomer, ASSA ABLOY and Camlin Group to name but a few.

JUNC 6 M1
16 MINUTES
3 MILES

JUNC 7 M1
12 MINUTES
4.5 MILES

JUNC 8 M1
12 MINUTES
4.5 MILES

JUNC 9 M1
12 MINUTES
6.3 MILES

PORT OF BELFAST
30 MINUTES
12 MILES

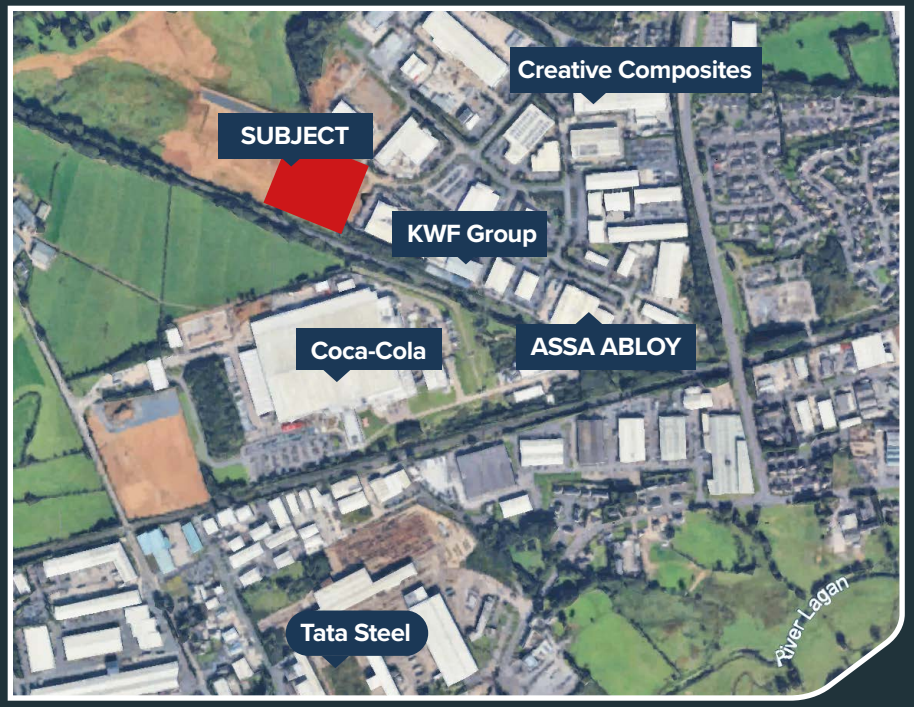
PORT OF LARNE
55 MINUTES
33 MILES

PORT OF DUBLIN
100 MINUTES
96 MILES

BELFAST INTERNATIONAL AIRPORT
27 MINUTES
18 MILES

BELFAST CITY AIRPORT
35 MINUTES
13 MILES





Red Area for indicative purposes only.

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DESCRIPTION

The property will comprises of a new build warehouse of 25,400sqft which is capable of subdivision into 3no units of approx. 8,460 sq ft each with vehicle car parking to the front.

The building's roof will be constructed using high-performance composite panels The external façades will also be formed using composite cladding panels, providing both thermal efficiency and a contemporary appearance.

Externally, the site will be enclosed by 2.4-metre-high security fencing, including hinged and lockable HGV access gates. Landscaping will feature grassed areas and native tree species, designed to create an attractive yet low-maintenance environment.

3 loading doors

Floor Load Bearing 10kn/m2

7m Eaves

75 staff car parking spaces





ACCOMMODATION

It is envisaged that the building on completion will provide the following Gross Internal Areas: -

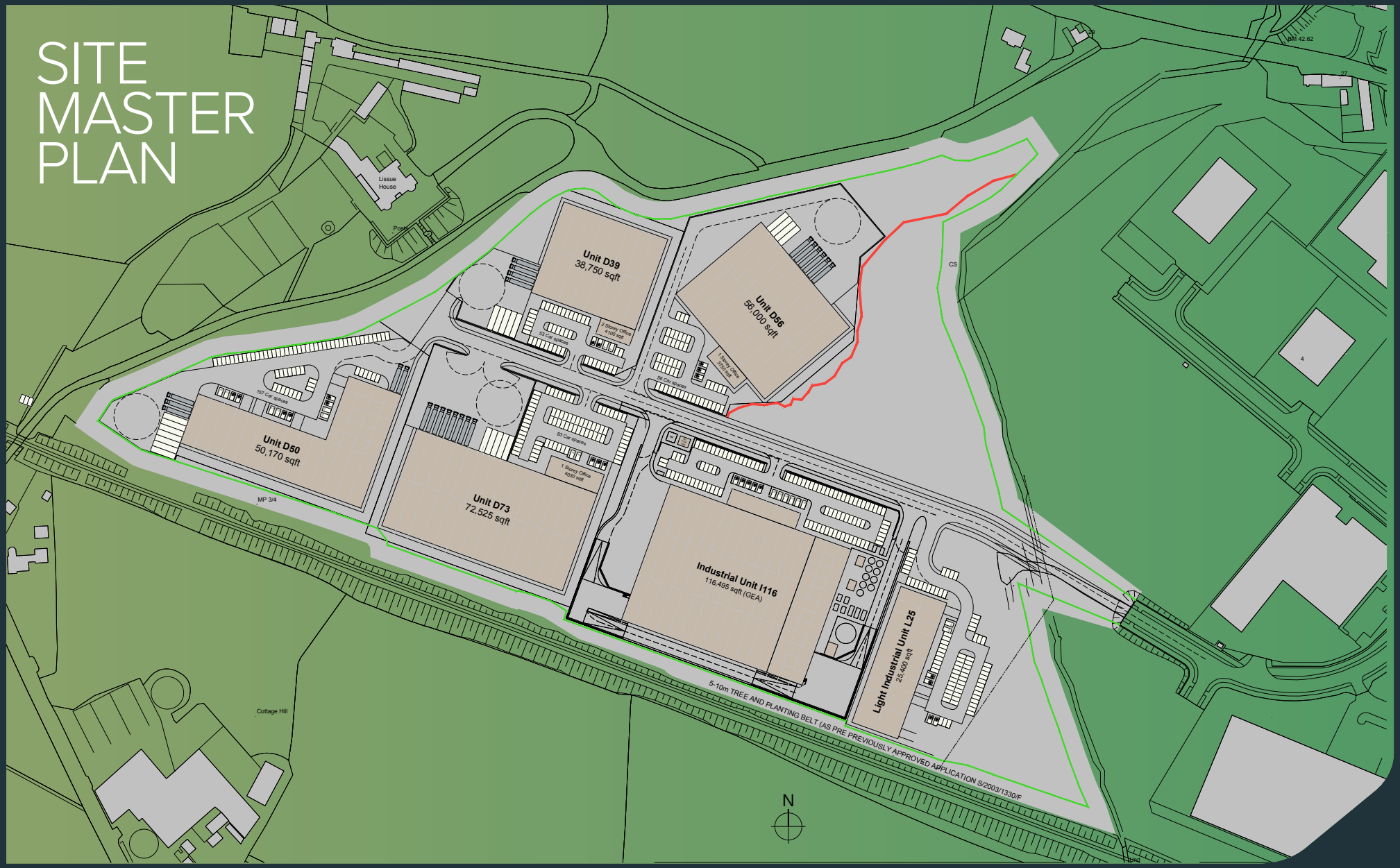
Area	Sq Ft	Sq M
Unit 1	8,466	786.5
Unit 2	8,466	786.5
Unit 3	8,466	786.5
Total	**25,400**	**2,360**

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SITE MASTER PLAN



NOT TO SCALE:

This plan is published for convenience of identification only and although believed to be correct, its accuracy is not guaranteed and does not form any part of a contract.

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NOT TO SCALE: For visual reference only/

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TERMS

Term – New 15 year lease

Rent - Price on application

Service Charge – A Service charge to be levied to cover common estate charges

RATEABLE VALUE

The property has not yet been assessed by Land and Property Services.

The Non-Domestic Rate in the Pound for Lisburn & Castlereagh for the current year 2025/26 is £0.56615.

VAT

All prices quoted are exclusive to VAT which may be chargeable.

AML

We are required to obtain evidence of the identity and proof of address of potential purchaser's as part of mandatory anti-money laundering checks.

CONTACT

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