

# KINGS HALL

## HEALTH & WELLBEING PARK

### LISBURN ROAD - BELFAST



**CBRE NI**  
PART OF THE AFFILIATE NETWORK

**McConnell**  **JLL** Alliance Partner



**MEDICAL, RETAIL & LEISURE OPPORTUNITIES FROM 1,000 SQ FT UP TO 11,722 SQ FT**

## LOCATION

The Kings Hall Health & Wellbeing Park is located 2.5 miles south from Belfast City Centre.

- |                                                                                                                                |                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|  Adjacent to Kingsbridge Private Hospital     |  2 miles from Queens University Belfast             |
|  0.6 miles from Musgrave Park Hospital        |  3.3 miles from new Ulster University Belfast       |
|  1.5 miles from the Ulster Independent Clinic |  2 minute drive to the M1 motorway                  |
|  1.8 miles from Belfast City Hospital        |  1 hour 45 minute drive to Dublin                  |
|  2.3 miles from the Royal Victoria Hospital |  14 minute drive to Belfast City Airport          |
|  4.0 miles from Mater Hospital              |  30 minute drive to Belfast International Airport |
|                                                                                                                                |  2 minute walk to Balmoral train halt             |



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## CURRENT OCCUPIERS



Kingsbridge Healthcare Group is Northern Ireland's largest private hospital group. Kingsbridge offer the latest technological advancements in private healthcare across hundreds of specialties including orthopaedic, cataract, urology, and cosmetic surgery.



Veonet Ireland is part of Veonet, Europe's largest ophthalmology network, delivering consultant-led eye care and advanced ophthalmology treatments across Ireland.



Abbeyfield Belfast provides supported sheltered accommodation for older people and is the first choice for those who no longer wish to live alone.



Diaceutics is a data analytics and implementation services company that employs 65 people to service the global pharmaceuticals industry. Diaceutics listed on the Alternatives Investment Market (AIM) on the London Stock Exchange in March 2019.



Established in 1995, Malone kindergarten has grown from a small playgroup for 12 children to a comprehensive Early Years Centre in self-contained purpose-built facilities providing full time education for over 100 children aged one to five years olds.

## PLOT 3



**PLOT 3** Ground floor commercial unit  
extending to 11,722 sq ft, capable of subdivision



**USE CLASS D1 PLANNING CONSENT**

\* Boundary line for identification purposes only. \*\*Floor plan for indicative purposes only.

# THE RESIDENCES

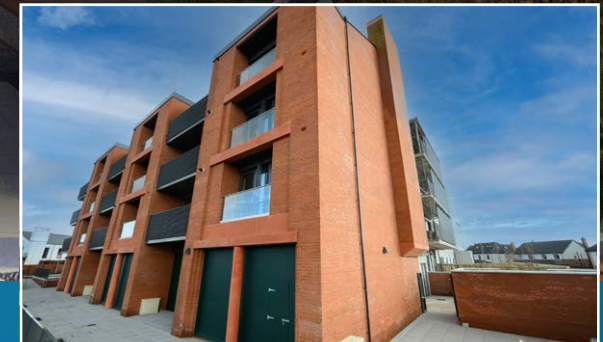
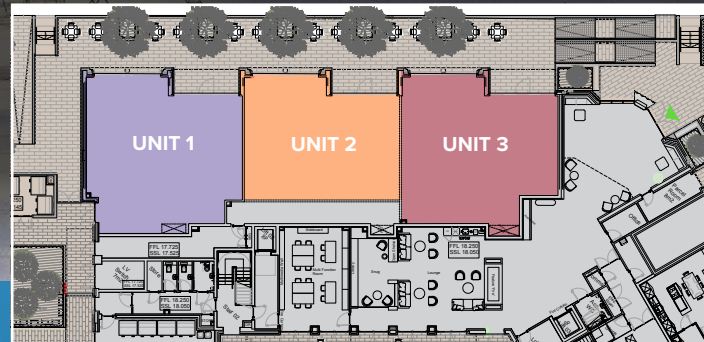
CGI



## THE RESIDENCES GROUND FLOOR COMMERCIAL OPPORTUNITY

### Ground Floor Plan

Unit	Net Internal Area
Unit 1	1,300 sq ft
Unit 2	1,065 sq ft
Unit 3	1,260 sq ft
<b>Total</b>	<b>3,625 sq ft</b>



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## ADDITIONAL INFORMATION

### TERMS

A wide range of flexible terms are available to include leasing and ownership options.

### VAT

All prices, charges and rents are quoted exclusive of VAT.

### EPC

To be assessed upon completion.

### AML

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



Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI and McConnell Property on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI and McConnell Property for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI and McConnell Property, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice.. March 2026.

## CONTACT DETAILS

[www.kings-hall.com](http://www.kings-hall.com)

### CBRE NI

PART OF THE AFFILIATE NETWORK

**James Turkington**

T: 077 9620 8416

E: [james.turkington@cbreni.com](mailto:james.turkington@cbreni.com)

**Robert Ditty**

T: 077 6213 7534

E: [robert.ditty@cbreni.com](mailto:robert.ditty@cbreni.com)

**McConnell**



**Greg Henry**

T: 078 4192 8670

E: [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)

**Paddy Brennan**

T: 077 6784 6285

E: [paddy.brennan@mcconnellproperty.com](mailto:paddy.brennan@mcconnellproperty.com)