



THE GREEN

TO LET

Exclusive Riverbank Office Space and  
Commercial Workspace Opportunities

The Green, Tullynacross Road, Lisburn, BT27 5SR, Northern Ireland





- High specification office and commercial opportunities
- A short walk from Lambeg Train Station
- Extensive on site car parking
- Access to the Lagan tow path
- On site gym









## The Workspace

### Office, Workspace and Production Opportunities

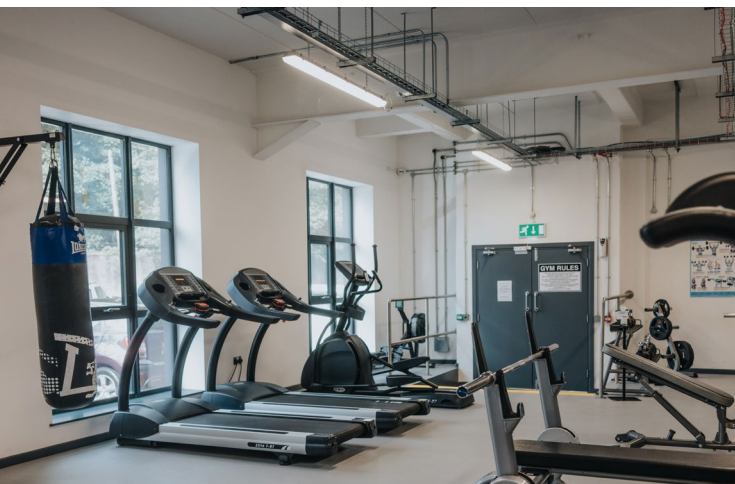
The newly refurbished Riverbank space will offer up to 25,000 sq ft of space and can be made bespoke to occupier requirements.

#### What's On Offer:

- Open plan space with excellent natural light
- Fibre optic broadband delivering superfast internet connection
- Convenient, high quality on-site meeting and conferencing facilities
- Free on-site parking

#### Proposed Lease Details

- Term - by negotiation
- On request
- Repairs and Insurance - FRI, incorporating service charge provision





## UNICORN GROUP

The Unicorn Group is a dynamic manufacturing business occupying office and warehouse space. They manufacture PVC interlocking floor tiles, washroom solutions & hygiene products and rainwater systems & gutting products.



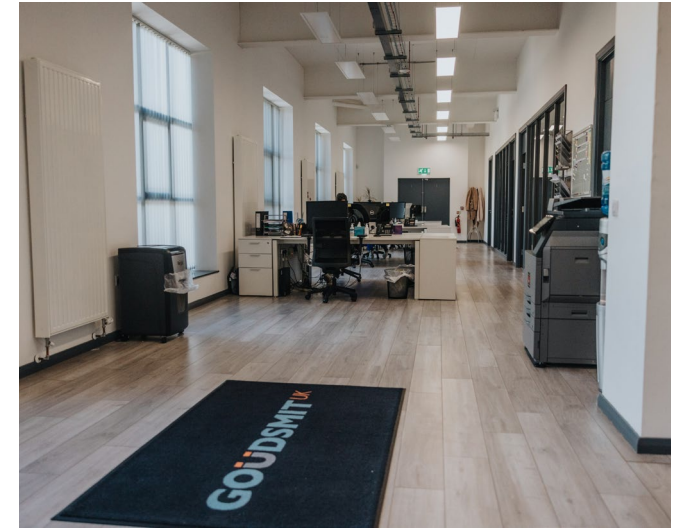
## CIRDAN

Cirdan was established in 2010 and is a leading provider in infomatics software and imaging solutions. Cirdan is headquartered at The Green and operates worldwide with offices in Canada and Australia.



## GOUDSMIT UK

Goudsmit UK design and manufacture magnets and precision parts. The UK company was established in 1997 and forms part of the Goudsmit Group founded in 1959. Their UK headquarters are in our Riverbank office space.





 CIRDAN

AVAILABLE

GOUDSMIT <sup>UK</sup>

UNICORN  
GROUP



AVAILABLE SPACE



UNIT 9A  
GIA: 400m<sup>2</sup>

UNIT 8A  
GIA: 278m<sup>2</sup>±

UNIT 8B  
GIA: 357m<sup>2</sup>

UNIT 8C  
GIA: 334m<sup>2</sup>

UNIT 8D  
GIA: 332m<sup>2</sup>

7. MILL MANAGERS UNIT

10. UNICORN / GOUDSMIT

2. VACANT BUILDING

3. UNICORN GROUP WELFARE

4. UNICORN GROUP PRODUCTION

31. CIRDAN BUILDING

23. K...

*Courtyard parking area, formed by demolition of existing redundant warehouse units.*

*Top layer (200mm +/-) of existing concrete removed to suit proposed landscaping layout.*





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**DISCLAIMER**

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**ANTI-MONEY LAUNDERING**

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