

TO LET – NEW BUILD WAREHOUSE UNIT

James Park, Mahon Road, Portadown, BT62 3EH

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Warehouse unit extending to 40,000 sq ft
- 9.5m eaves height
- Prominent location
- On-site car parking
- Target completion – 6-9 months

Location

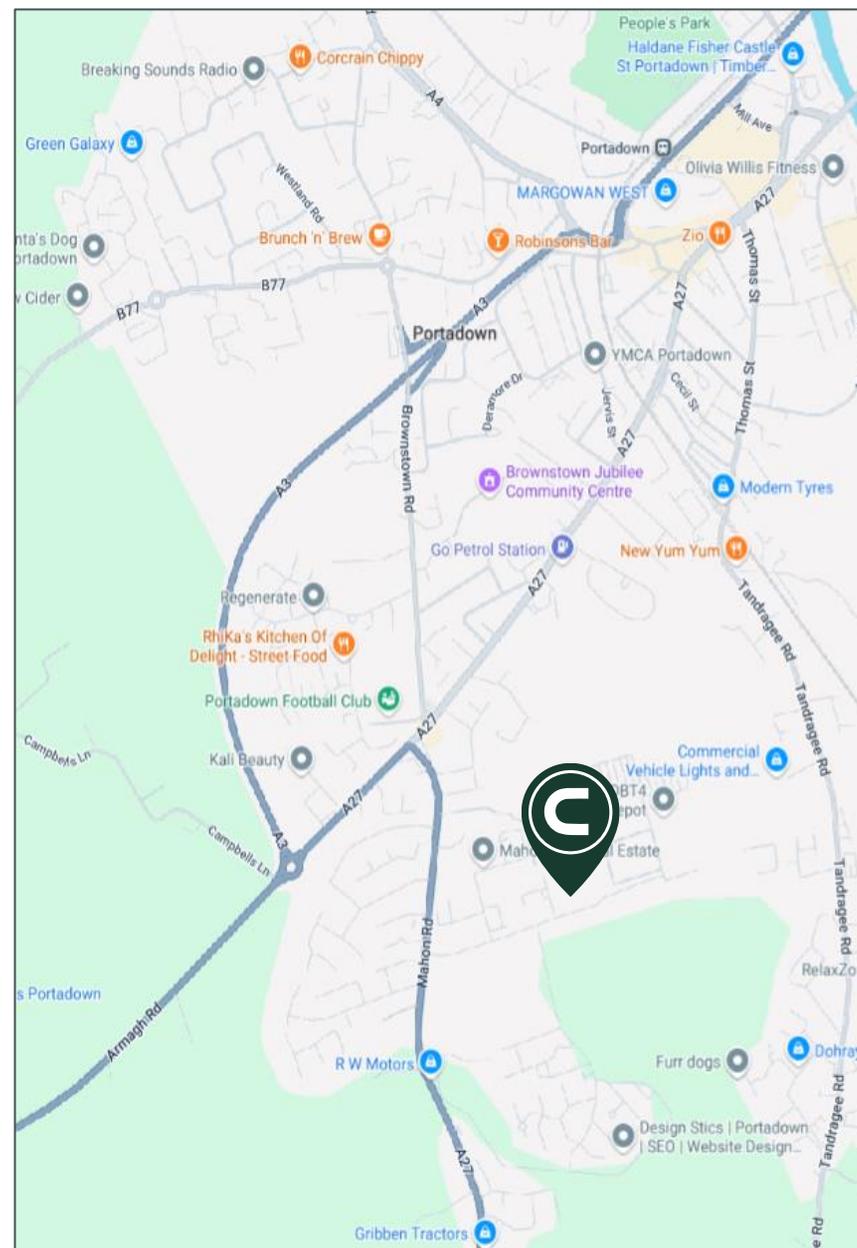
James Park is situated on the well-established Mahon Road close to where it joins the Armagh Road on the south side of Portadown Town Centre. It is approximately 2 miles from the M1 Motorway via the Northway road link. Due to its proximity to the Motorway network the park is strategically located to offer easy access to the east and west of the province, as well as having good road links to Belfast International Airport and the port terminals.

Description

Planning has been granted for a new build warehouse extending to 40,000 sq ft on a site of 2.2 acres located at James Park, Mahon Road, Portadown (Ref: LA08/2023/2023/F).

The unit will be finished to include 4no. roller shutter doors and an eaves height of 9.5m. Externally, the unit benefits from on-site car parking to the front for 23 spaces and a yard to the rear with a 10.5m radius turning circle.

Completion can be delivered within 6-9 months from signing of documentation.



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Plans



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Tenure

Term	10 years
Rent	POA
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

To be assessed.

VAT

All prices are quoted exclusive of VAT, which may be payable.

AML

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

Accommodation

Area	
40,000 Sq Ft	3,716 Sq M

EPC

To be assessed.



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Nearby Occupiers:



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Contact Us

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