



To Let Warehouse/Workshop Units
Victoria Street, Lurgan, Craigavon BT67 9DH



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COMMERCIAL

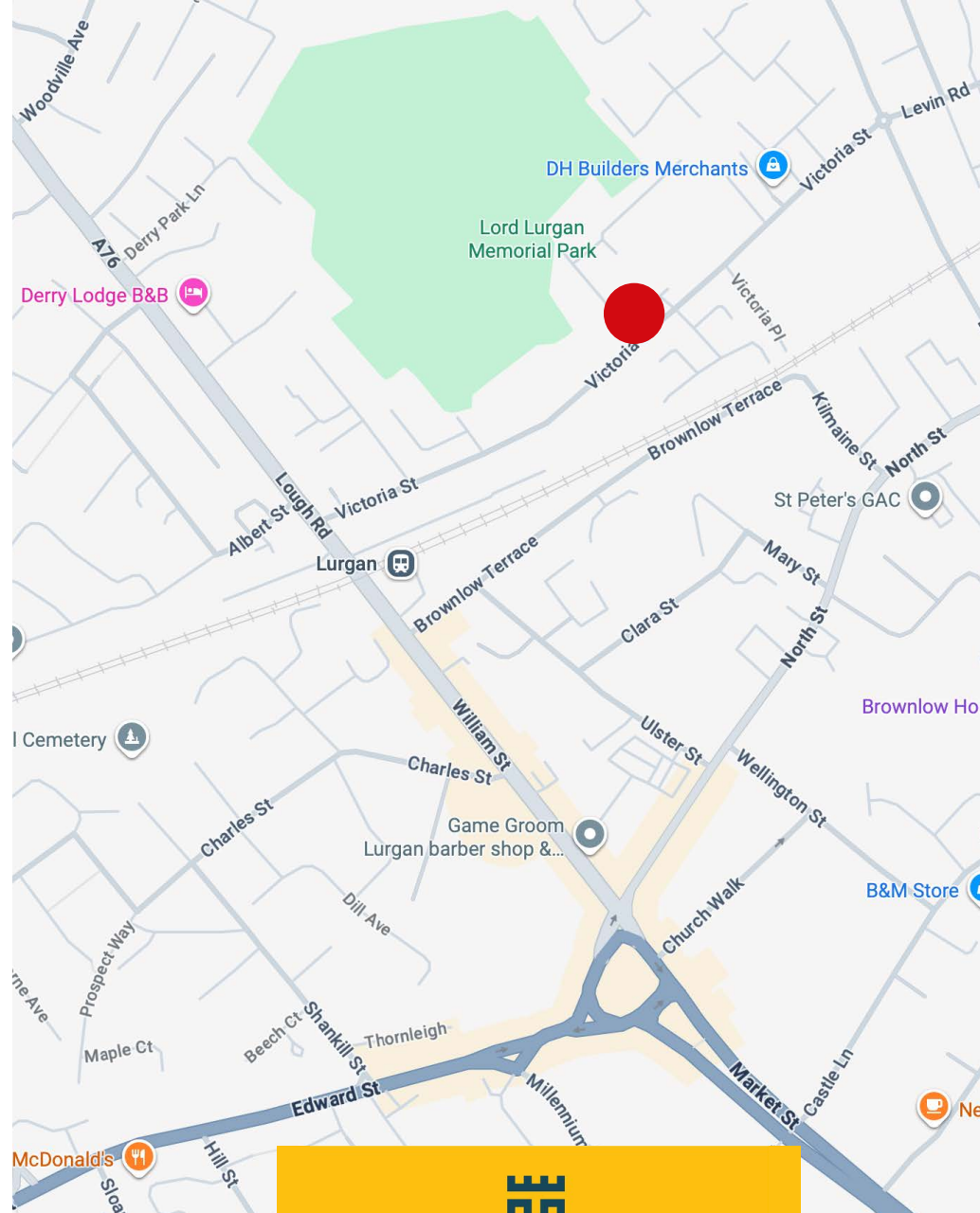
028 90 500 100

DESCRIPTION

- Former Carn Plastics industrial premises offering flexible warehouse and office accommodation.
- The property can be let as a whole or split into smaller units to suit occupier requirements.
- Comprises a mix of warehouse, workshop, and office space and large yard space
- Benefits from concrete flooring, roller shutter doors, and three-phase power supply.
- On-site car parking and secure yard space available.
- Suitable for a variety of industrial, storage, or trade counter uses (subject to planning).

LOCATION

- Prominently positioned on Victoria Street, a well-established industrial and commercial area in Lurgan.
- Excellent access to the M1 Motorway (Junction 10), providing direct routes to Belfast, Portadown, and Dungannon.
- The property benefits from proximity to Lurgan town centre, offering nearby amenities and services.
- Surrounding occupiers include a mix of manufacturing, engineering, and distribution businesses.
- Strategically located for both local and regional distribution across Northern Ireland.



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ACCOMMODATION

Description	Sq Ft	Sq M
Offices	1,200	111.48
Warehouse 1	4,482	416.39
Warehouse 2	1,146	106.47
Warehouse 3	2,121	197.05
Workshop	383	35.6
Net Internal Area	9,332	866.67
Yard Space	7,597	

LEASE DETAILS

Term:	Negotiable.
Rent:	POA
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV: £12,100

Rate in £ 2023/24 = .609968595

Therefore Rates Payable 2023/26 = £7,380.62

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Office	156G
Warehouse 1	242G
Warehouse 2	286G
Warehouse 3	218G

CONTACT

For further information or to arrange a viewing contact:

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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