



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



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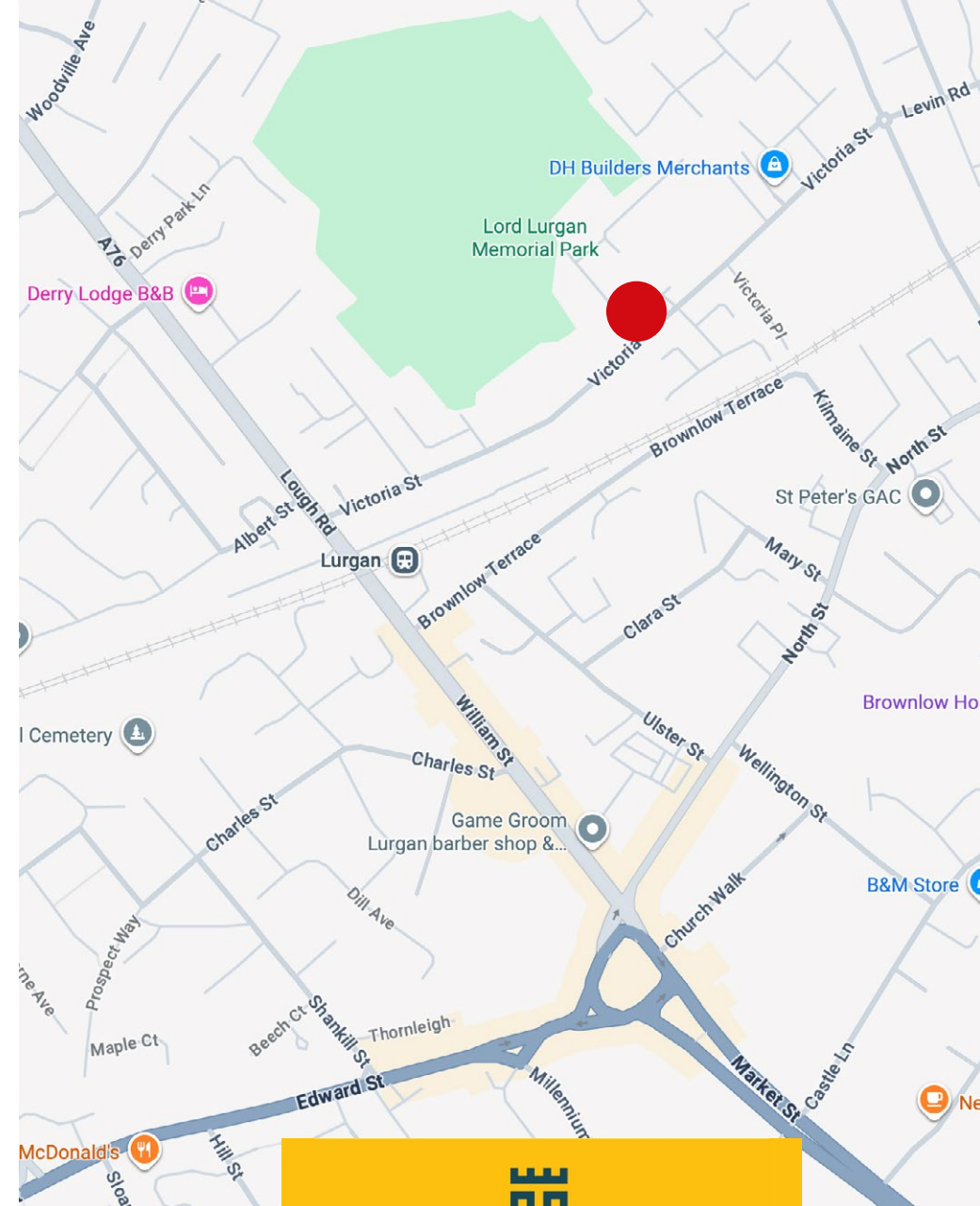
028 90 500 100

DESCRIPTION

- Former Carn Plastics industrial premises offering flexible warehouse accommodation.
- Suitable for a variety of industrial, storage, or trade counter uses (subject to planning).
- Benefits from concrete flooring, roller shutter door.
- On-site car parking included.

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
Warehouse	2121	197.05
Net Internal Area	2121	197.05

LEASE DETAILS

Term:	Negotiable.
Rent:	£12,000 per annum exclusive
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

NAV: To be Reassessed
Rate in £ 2025/26 =
Therefore Rates Payable 2025/26 =
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

VAT will be applicable on rent.



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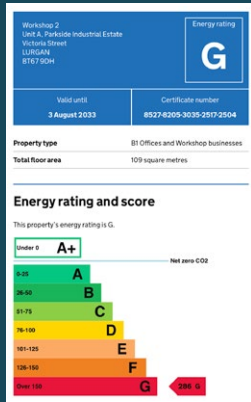
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EPC



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/ukxi/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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