



**To Let Superb Warehouse With Office Space,
Dock Levers And Yard Space**

40 Annesborough Industrial Estate,
Annesborough Road, Lurgan, Craigavon BT67 9JD



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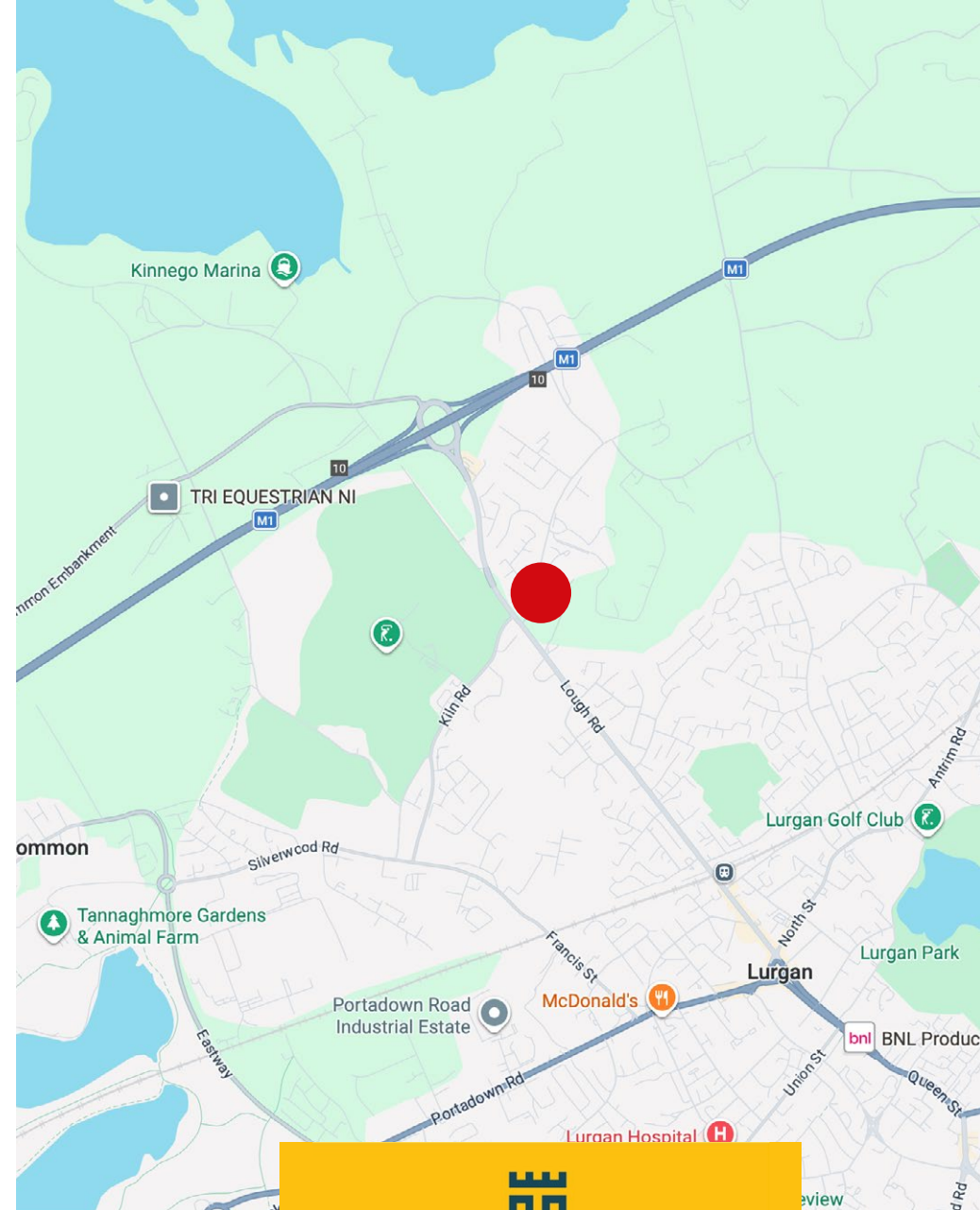
028 90 500 100

LOCATION

- 40 Annesborough Industrial Estate is located within an established industrial area, offering excellent access to key arterial routes and transport links.
- The property benefits from proximity to major road networks, making it ideal for distribution, storage, and logistics operations.
- The surrounding area comprises a mix of warehouse, trade, and industrial occupiers.
- Nearby occupiers include Smurfit packaging, ABP Food Group, Fyfes and Orchard Fasteners.

DESCRIPTION

- The property comprises a modern warehouse facility with integrated office accommodation.
- The office space is arranged to provide open plan working areas, a kitchen, private offices, and WC facilities, offering a self-contained and highly functional working environment.
- The warehouse is accessed directly from the office suite and benefits from 10 dock levellers, providing excellent loading and distribution capability.
- The property includes three cold rooms, all of which offer the flexibility to be repurposed as additional warehouse space, subject to tenant requirements.
- Ample on-site parking is available directly to the front of the building.
- The property is suitable for a range of industrial, storage, distribution, and temperature-controlled logistics uses.



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LEASE DETAILS

Term: Negotiable.
Rent: £125,000 per annum.
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.

ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	2,409	25,932
Total gross internal area	2,409	25,932

RATES INFORMATION

Unit 1 - Office Block/Store/Yard

NAV: £39,600

Rate in £ (2025/26): 0.6276

Rates Payable (2025/26): £24,856

Unit 2 - Large Store

NAV: £60,200

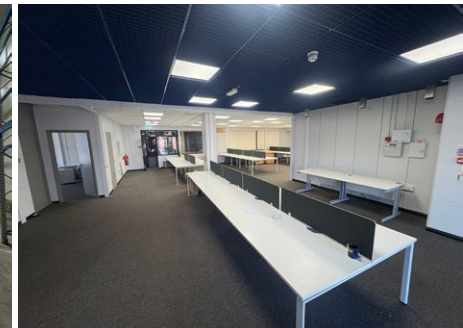
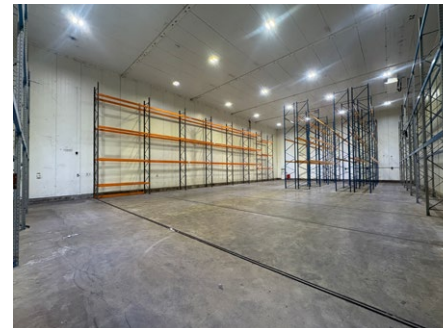
Rate in £ (2025/26): 0.6276

Rates Payable (2025/26): £37,785

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

Awaiting EPC

CONTACT

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