



Lambert
Smith
Hampton

Lisney

**NEW BUILD
LIGHT INDUSTRIAL /
DISTRIBUTION WAREHOUSING**

TO LET

53 - 62 Seagoe Road,
Portadown, BT63 5QE

From 10,763 sq ft - 32,289 sq ft On a Site of 2.22 acres

LOCATION

Lambert
Smith
Hampton

Lisney



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PORTADOWN

SPECIFICATION

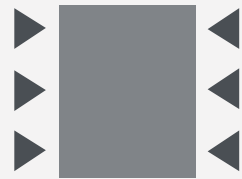
Lambert
Smith
Hampton

Lisney



80MM

KINGSPAN ARCHITECTURAL
MICRORIB AND TRAPEZOIDAL



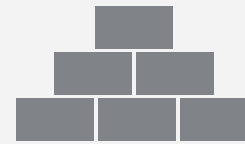
35KN/SQM

FLOOR LOADING



LED

LIGHTING



2MHIGH

BLOCKWORK



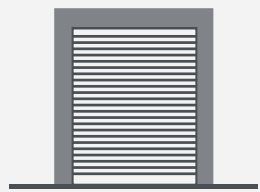
15%

ROOFLIGHTS



MIN21M

CONCRETE LOADING APRON



DOORS

2NO. 5M ELECTRIC ROLLER
SHUTTER DOORS



ALUMINIUM

FENESTRATION



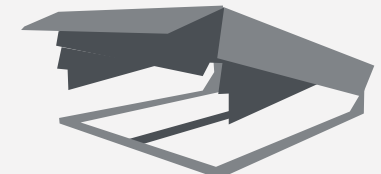
2.22 ACRES / 0.9HA

SITE AREA



2.4M

SECURITY FENCING
TO PERIMETER



1NO.

DOCK LEVELLER



12.35M

EAVES



14.75M

APEX



CAR PARKING



HGV

PARKING



POWER

3 PHASE ELECTRIC
SUPPLY



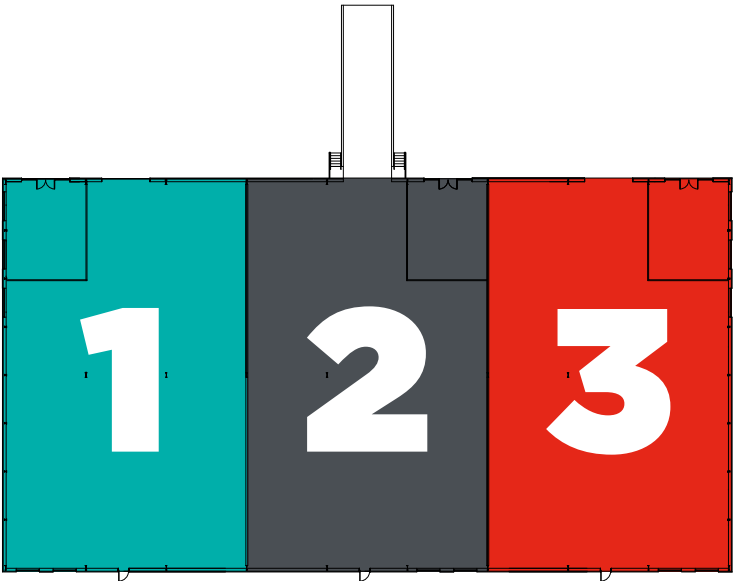
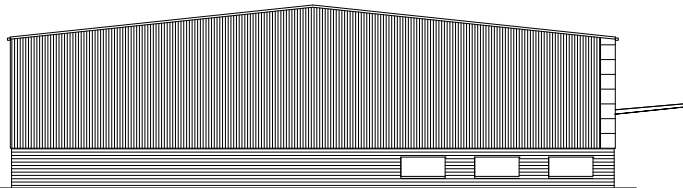
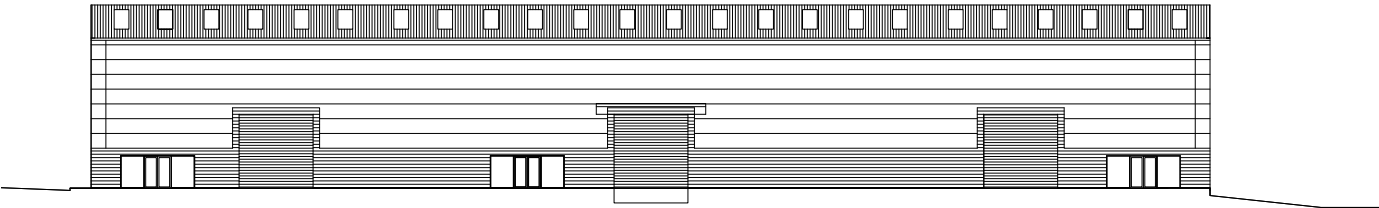
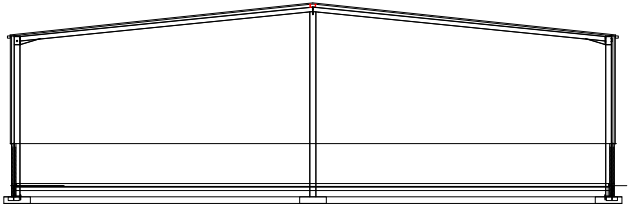
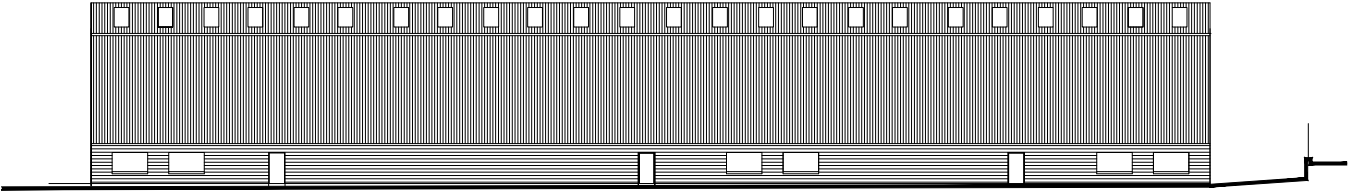
GAS

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SCHEDULE OF ACCOMMODATION



Unit 1 10,763 sq ft / 1,000 sq m

Unit 2 10,763 sq ft / 1,000 sq m

Unit 3 10,763 sq ft / 1,000 sq m

Total size
32,289 sq ft /
3,000 sq m

CAD plans available upon request

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SITE PLAN



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FOR INDICATIVE PURPOSES ONLY

PORTADOWN

PLANNING



Application Number	Proposal	Status
LA08/2018/0500/F	Erection of 3 No Industrial Units for B2, and B4 uses, (Light industry and storage and distribution)	Granted

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INFORMATION & CONTACT

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Lease Details

Term	15 years.
Repair	The Tenant will be responsible for external and internal repairs.
Rent	On application.
Rent Review	5 yearly.
Service Charge	A service charge will be levied to cover the costs of the general running of the business park. This is estimated to be approximately £0.25 per sq ft.
Insurance	The Tenant will reimburse the Landlord with the cost of insuring the premises.

Rates

To be assessed upon completion.

VAT

We are advised that the subject property is VAT registered, therefore VAT will be payable in addition to the prices quoted.

Contact



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