

NEW BUILD

TRADE COUNTER RETAIL/
LIGHT INDUSTRIAL/WAREHOUSING

From 4,902 Sq ft - 14,754 Sq ft
On a Site of 1.47 Acres



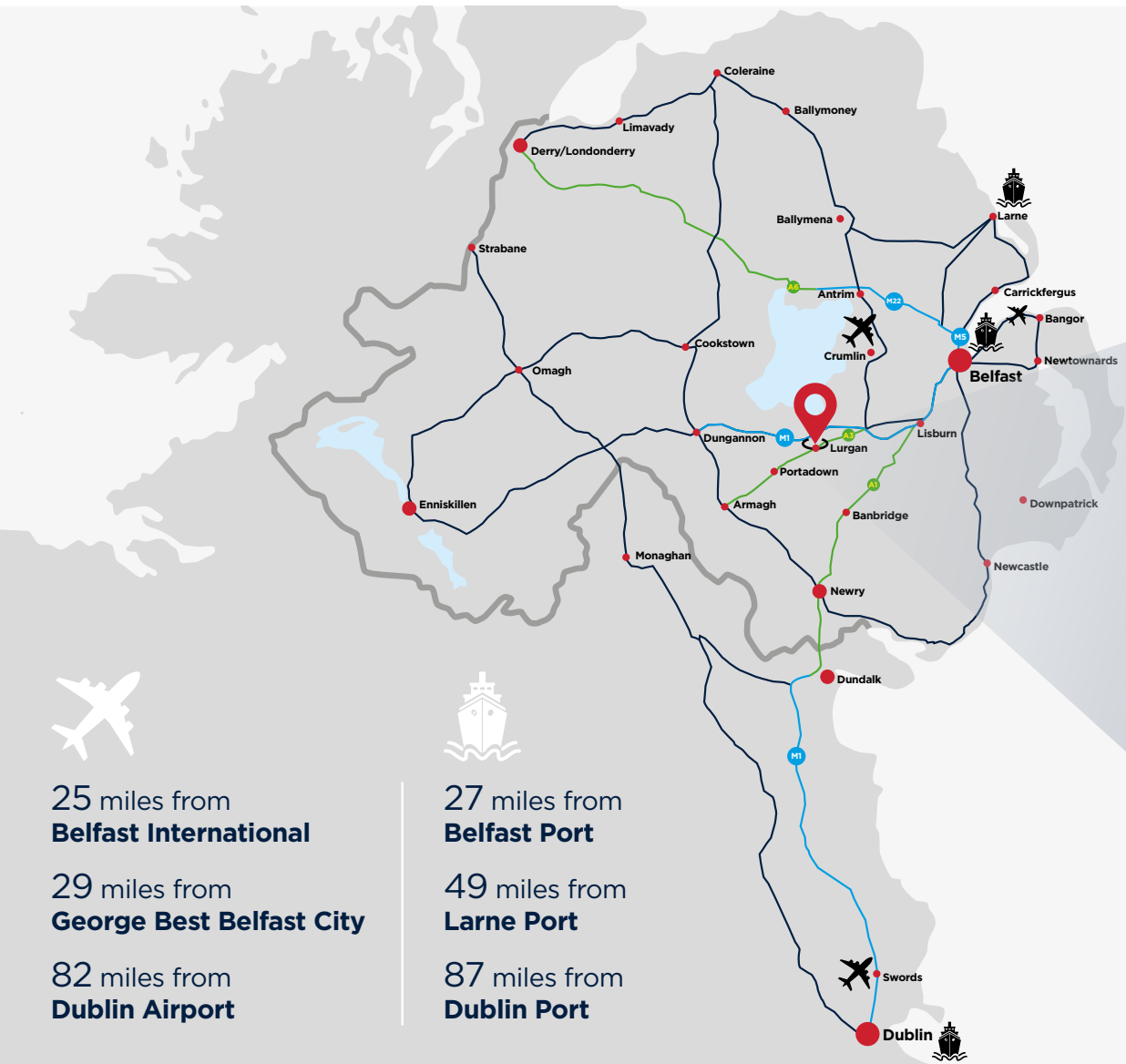
Lambert
Smith
Hampton


Lisney

Units 9A & 9B, Quarry Business Park,
Portadown Road, Lurgan, BT66 8QF

TO LET


QUARRY BUSINESS PARK LOCATION




25 miles from
Belfast International

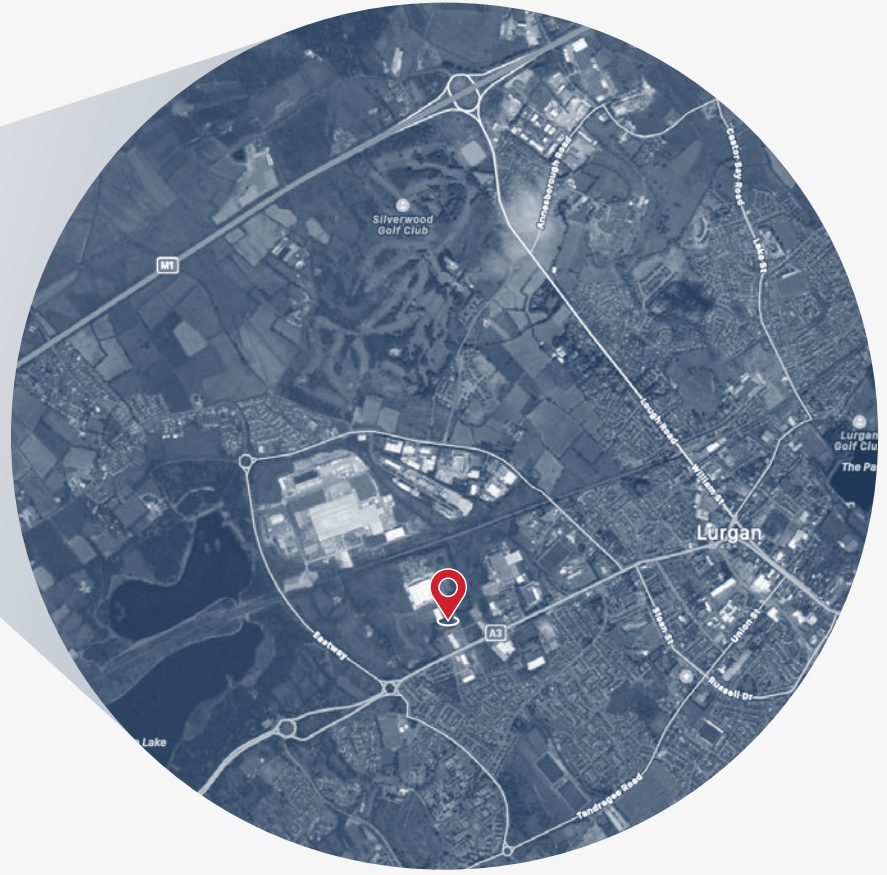
29 miles from
George Best Belfast City

82 miles from
Dublin Airport


27 miles from
Belfast Port

49 miles from
Larne Port

87 miles from
Dublin Port



QUARRY BUSINESS PARK PROPOSED SPECIFICATION

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Hampton

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80MM

KINGSPAN ARCHITECTURAL
MICRORIB AND TRAPEZOIDAL



35KN / SQM

FLOOR LOADING
MEZZANINE SUPPORTING



LED

LIGHTING



1.2M HIGH

BLOCKWORK



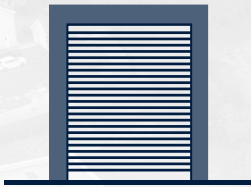
15%

ROOFLIGHTS



MIN 10M

LOADING APRON



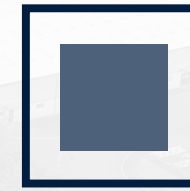
3 NO. DOORS

5M ELECTRIC
ROLLER SHUTTER



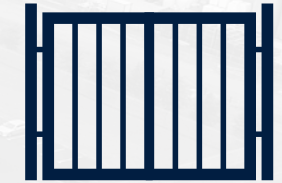
ALUMINIUM

FENESTRATION



1.47 ACRES / 0.59 HA

SITE AREA



2.4M

SECURITY FENCING
TO PERIMETER



SECURE ACCESS



6.3M

EAVES



7.4M

APEX



PARKING

YARD AND
TARMACADAM SPACES



POWER

3 PHASE ELECTRIC
SUPPLY

QUARRY BUSINESS PARK SCHEDULE OF ACCOMMODATION

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Unit **9A** 9,820 sq ft / 912.3 sq m plus yard of .82 acres / 3,336sq m

Unit **9B** 4,827 sq ft / 448.4 sq

Unit **9C** 7,351 sq ft / 682.9 sq m

Total size
22,184 sq ft / 2,061 sq m

CAD plans available upon request

FOR INDICATIVE PURPOSES ONLY

QUARRY BUSINESS PARK PLANNING HISTORY

Lambert
Smith
Hampton

Lisney

Application Number	Proposal	Status
N/1998/0456	Erection of Business Park (comprising units for warehousing, light industrial use and retail warehousing)(Amended Proposal)	Granted



QUARRY BUSINESS PARK

Lambert
Smith
Hampton

Lisney



UNITS 9A & 9B

LURGAN

QUARRY BUSINESS PARK

Lambert
Smith
Hampton

Lisney



UNITS 9A & 9B

LURGAN

QUARRY BUSINESS PARK



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Lambert
Smith
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Lisney



UNITS 9A & 9B

LURGAN

QUARRY BUSINESS PARK

INFORMATION & CONTACT

Lambert
Smith
Hampton

Lisney

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 £0.75 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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