



Lambert  
Smith  
Hampton

Lisney

**NEW BUILD  
LIGHT INDUSTRIAL /  
DISTRIBUTION WAREHOUSING**

**TO LET**

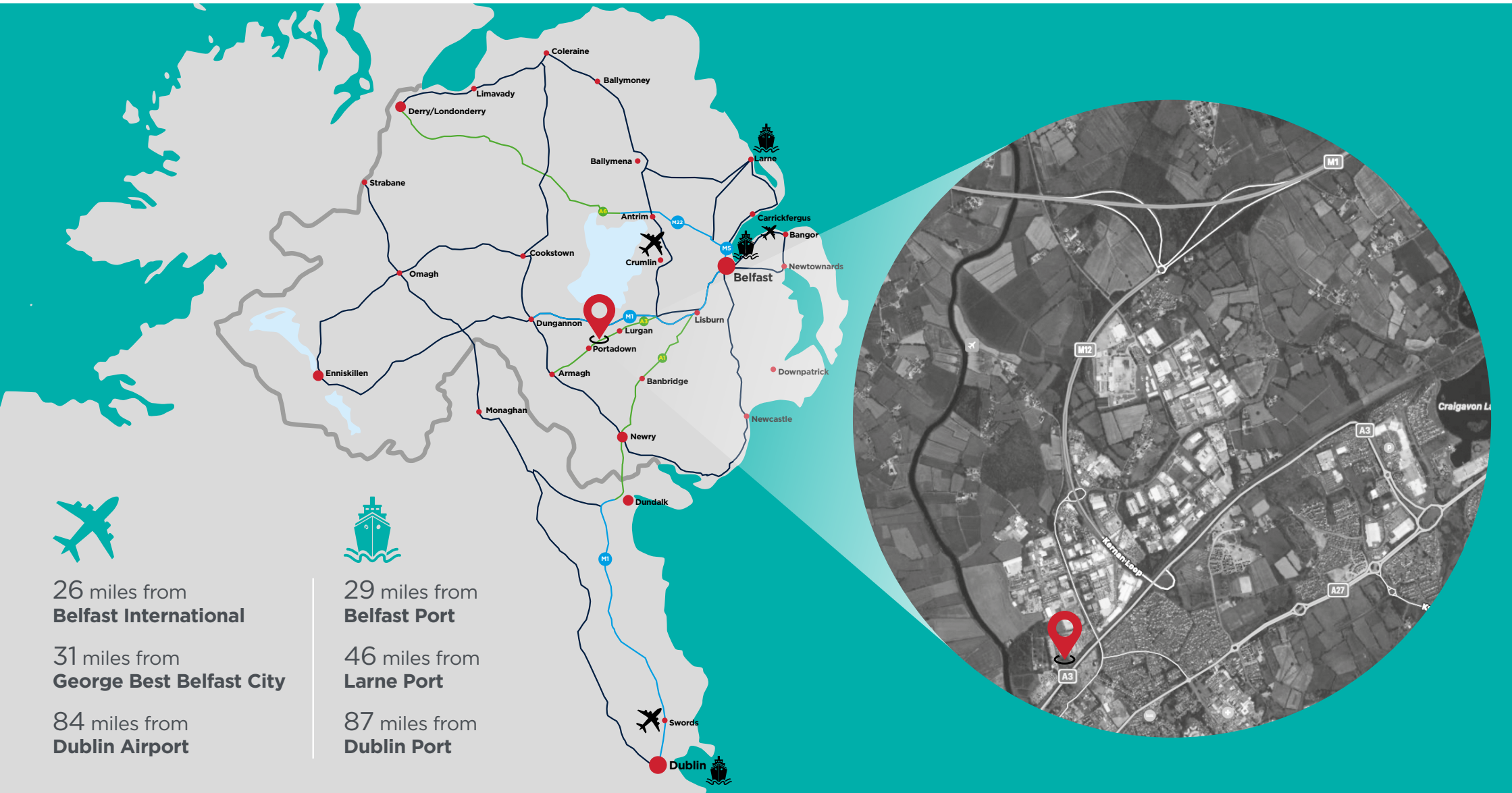
53 - 62 Seagoe Road,  
Portadown, BT63 5QE

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

# LOCATION

Lambert  
Smith  
Hampton

Lisney



**53 – 62 SEAGOE ROAD**

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PORTADOWN

# SPECIFICATION

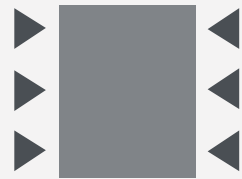
Lambert  
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**80MM**

KINGSPAN ARCHITECTURAL  
MICRORIB AND TRAPEZOIDAL



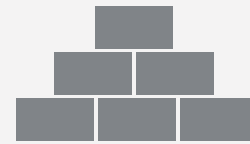
**35KN/SQM**

FLOOR LOADING



**LED**

LIGHTING



**2MHIGH**

BLOCKWORK



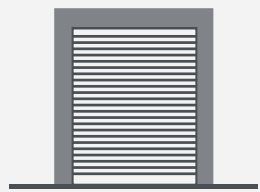
**15%**

ROOFLIGHTS



**MIN21M**

CONCRETE LOADING APRON



**DOORS**

2NO. 5M ELECTRIC ROLLER  
SHUTTER DOORS



**ALUMINIUM**

FENESTRATION



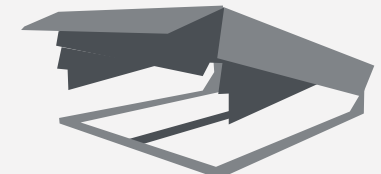
**2.22 ACRES / 0.9HA**

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



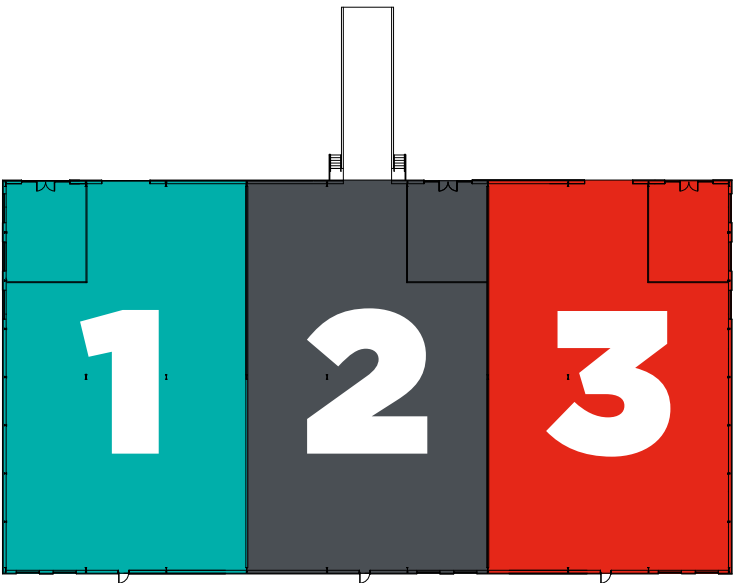
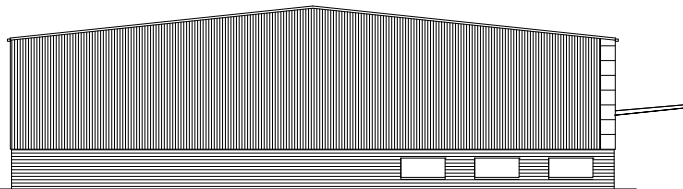
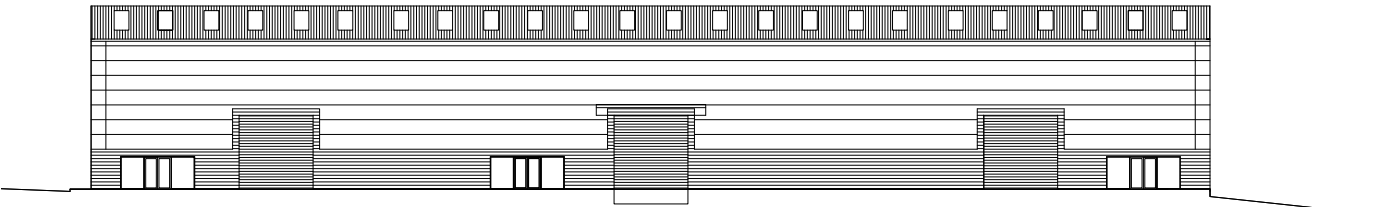
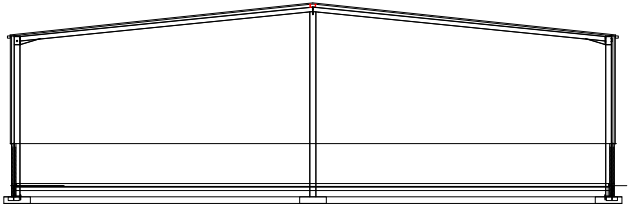
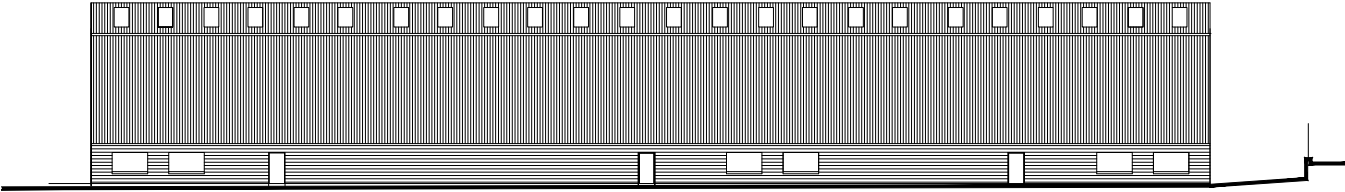
**GAS**

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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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Smith  
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Lisney

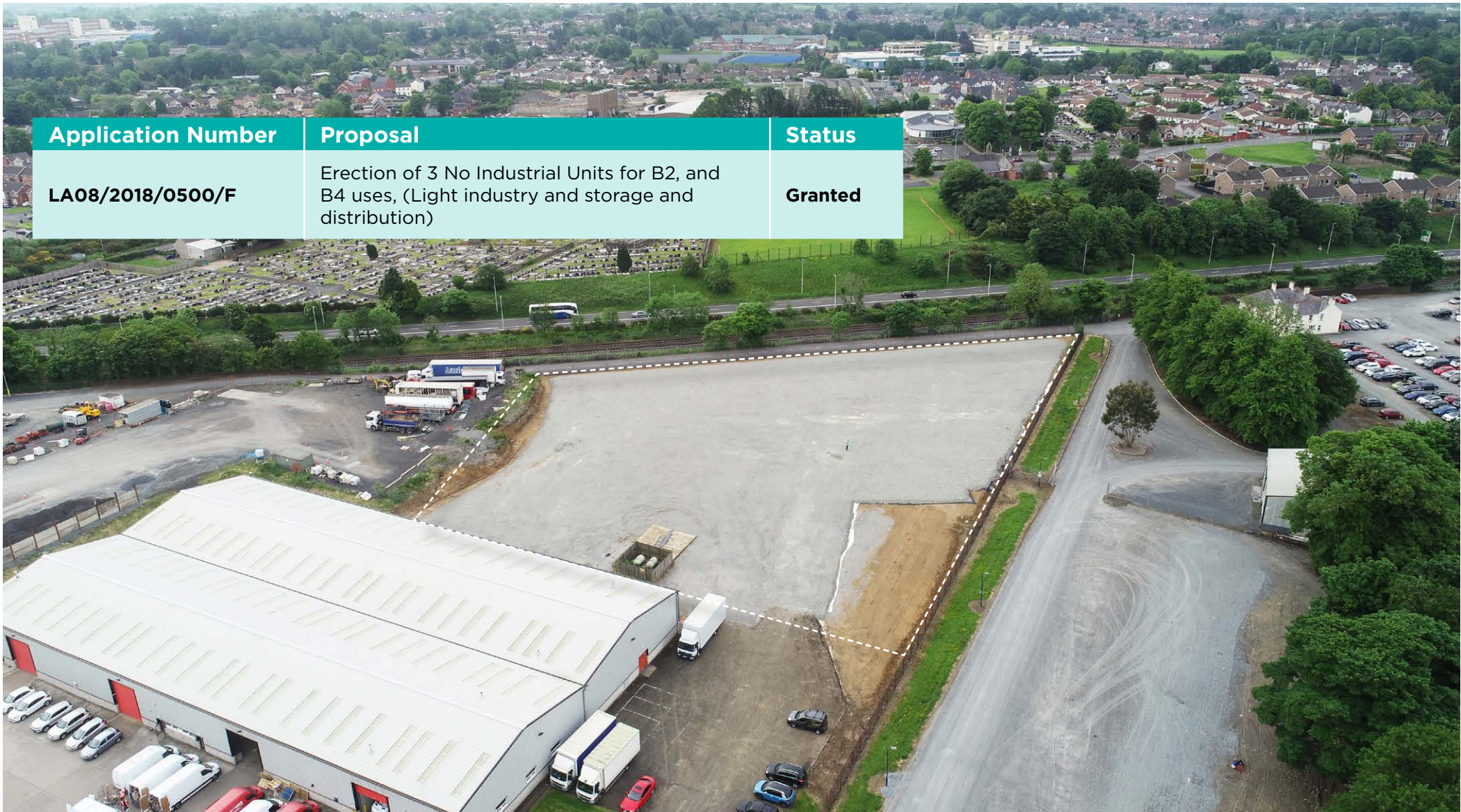


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FOR INDICATIVE PURPOSES ONLY

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

<b>Term</b>	15 years.
<b>Repair</b>	The Tenant will be responsible for external and internal repairs.
<b>Rent</b>	On application.
<b>Rent Review</b>	5 yearly.
<b>Service Charge</b>	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.
<b>Insurance</b>	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

Lisney

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Hampton

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