



FOR SALE

64a Bleary Road, Portadown, Co.Armagh, BT63 5NF

HIGH SPEC HQ OFFICE AND WAREHOUSE ACCOMMODATION

Bradley[^]

Description

We are delighted to present this High Specification HQ Office and Warehouse only 3 miles from the centre of Portadown. Internally the unit has been fitted out to a very high specification providing a 'Ready to Go' HQ with extensive storage, modern office accommodation and an extensive gated yard with carparking extending to 0.3 acres.

Specification

The accommodation is finished to a high standard throughout to include the following specification:

- Open plan and private office accommodation
- Range of data and power points housed in perimeter trunking
- Dedicated Comms room
- Fully fitted staff canteen
- 2 no. W.Cs with high quality fittings
- Suspended ceilings
- Combination of recessed and surface mounted lighting
- Variety of vinyl and carpet floor coverings
- Oil fired central heating
- Electric roller shutter door
- Double height and mezzanine level storage
- Purpose built parts shelving



Location

Portadown is a town in County Armagh, Northern Ireland. The town sits on the River Bann in the north of the county, about 24 miles southwest of Belfast, 15 miles northeast of Armagh and 20 miles north of Newry. The subject property is located approximately 3 miles (5 min drive time) from Portadown centre providing a central hub in the region with easy access onwards to Belfast, Armagh, Newry, Dungannon and beyond.

GROUND FLOOR
3127 sq.ft. (290.5 sq.m.) approx.



1ST FLOOR
2574 sq.ft. (239.1 sq.m.) approx.





Price

The property is offered to market at Offers Over
£250,000

Rateable Value

NAV: £8,750.00

Estimated Rates Payable 22/23: £4,756.56 per annum.

VAT

The price is exclusive of but may be subject to VAT.

Further Information

Stephen Gray, Commercial Property Executive

T: 028 300 50633 E: stephen.gray@bradleyeni.com

Garrett O'Hare, Commercial Director

T: 028 9620 9909 E: garrett.ohare@bradleyeni.com

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