

11 Brownstown Road  
Portadown, BT62 4EB

Per Year  
**£16,000**



- Warehouse Unit
- NIA. 4,234 Sq Ft
- On Site Car Parking

- Prominent location beside P&G Foods
- Suitable for a variety of uses subject to planning permission
- Available now



## Description

11 Brownstown Road, Portadown

### DESCRIPTION

The property is situated beside P&G Foods on the Brownstown Road and comprises a warehouse unit extending to c. 4,234 Sq Ft. The unit is of steel portal frame construction and internally is finished to include sodium lights, manual roller shutter and ample marshalling areas. The eaves height increases from 6.58m to 7.66m at the apex.

The site benefits high levels of vehicular traffic and has extensive on-site car parking.

The property is currently being used for storage but may be suitable for a variety of alternative uses subject to any necessary planning consents.

The property is located on the Brownstown Road, within close proximity to Northway and the Armagh Road.

### LEASE TERMS

Term Negotiable

Rent £16,000 per annum

Full repairing and insuring basis

Tenant to contribute towards service charge

Payment of rates will be tenants responsibility - cost TBC with LPS.







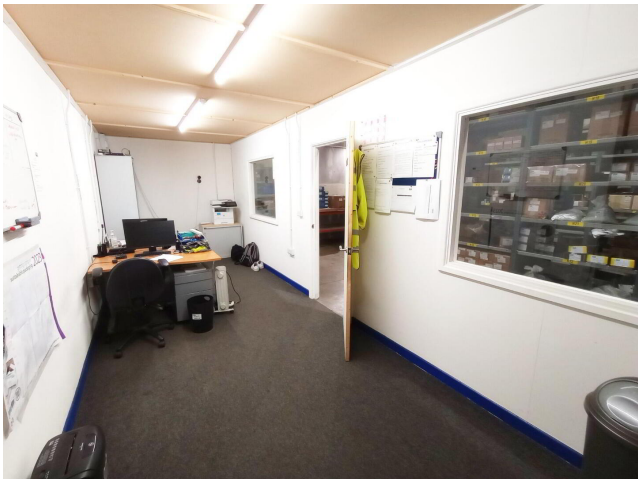
## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact James or Leedon at Hannath Estate Agents.

Tel.028 383 99911



## Additional Images







VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE

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