



All-Inclusive Rent of £6 psf

Rent Includes;

- Rent
- Service charge
- Full 24 hour security including CCTV & motion sensors
- All utilities
- Forklift hire

Loading Bay

12,820 sq.ft

To Let

Fully Secure Warehouse/Serviced Storage/Parking/Yard
20 Portadown Road, Lurgan, BT66 8RE

tdk commercial property consultants
 028 9024 7111
www.tdkproperty.com

- 7.8 Metres Eaves Height.
- Fully Secure Site
- The Area Available Measures 12,820 sq.ft.

LOCATION

The facility is less than 10 minutes from Junction 10 of the M1 motorway in a well-established industrial area. The warehouse is part of the Robb Brothers Wine Merchant facility located off the Portadown Road. Portadown is an estimated 6 mile journey from Lurgan via A3.

DESCRIPTION

The area available measures 12,820 sq.ft. It is a fully secure site with 24 hour monitored security. There is access to 2 dock levellers and a roller shutter door and the eaves comprise a height of 7.8 metres.

LEASE DETAILS

Term: Negotiable
 Rent (All-inclusive): £6 per square foot
 Repairs: Internal repairing and insuring

RATES

We are advised by LPS that the current NAV is £78,400, Rate in the £ for Armagh City, Banbridge & Craigavon, 2022/23 is £0.543607. Estimated Rates Payable 2022/23 is £42,618.78.



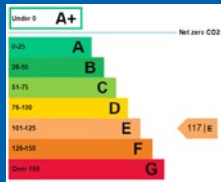
VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

E-117.

An EPC cert can be provided upon request.



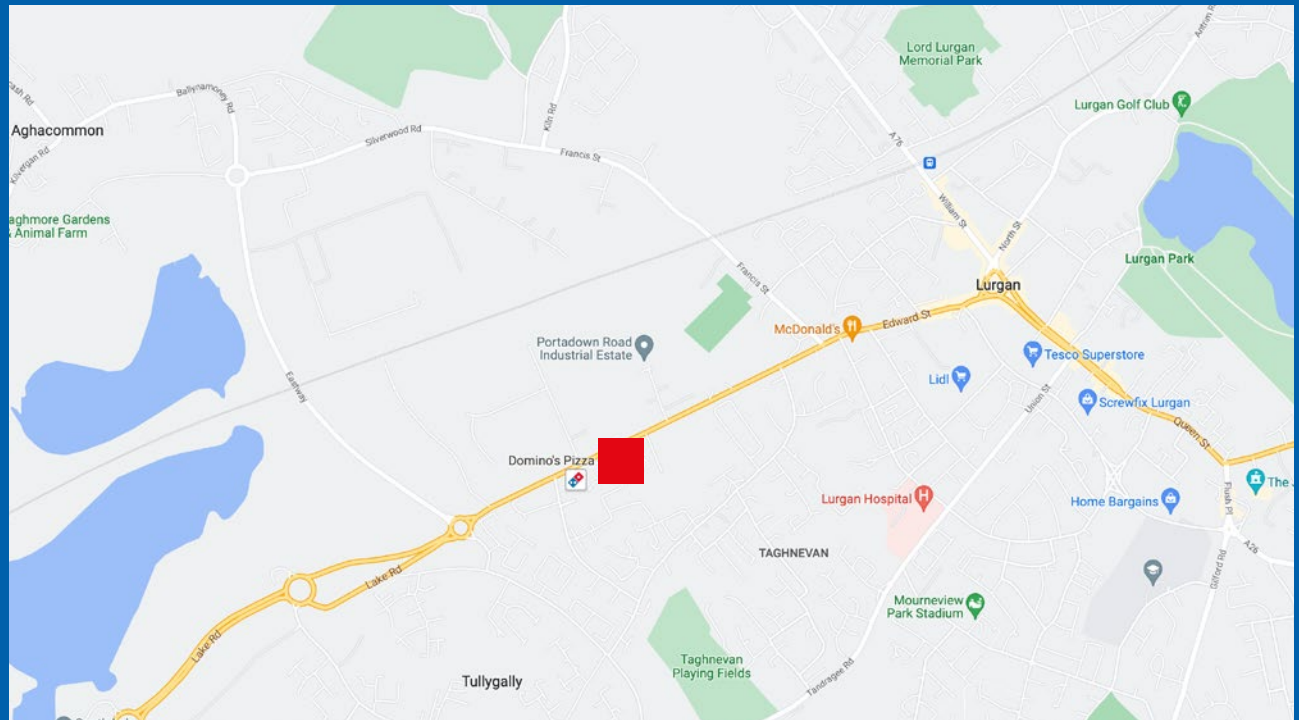
FURTHER INFORMATION

View strictly by prior appointments with agents. For more information or to arrange a viewing please contact:



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