

LAST UNIT
REMAINING



To Let

New Build Business Unit c.2,503 sq.ft
**Carrickhill Industrial Park, Ballycrummy Rd,
Armagh, BT60 4LB**

BEST
DUNGANNON

CUSHMAN & WAKEFIELD
MCCOMBE
PIERCE

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New Build Business Unit c.2,503 sq.ft

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PROPERTY SUMMARY

- New Build Business Unit
- Last Unit of c.2,503
- High Specification with c.6.5m Eaves
- Generous on site parking
- Rent £20,000 per annum exclusive
- Available Immediately

LOCATION

Armagh occupies a convenient residential location with the City 13 miles south of Dungannon, 10 miles south west of Portadown and 19 miles north west of Newry. Offering strong transportation links, Armagh City has witnessed good levels of new residential development in recent times as it is within an hours commute of Belfast and 1.5 hours to Dublin.

Carrickhill Industrial Park is located on the Ballycrummy Road which is approximately 1.5 miles west of Armagh city centre. The Ballycrummy Road is accessed from the B115 Cathedral Road or A28 Killylea Road and is highly accessible to trade from Southern Ireland. Neighbouring occupiers include Northern Building Supplies, Armagh Hire Centre, Hamilton Road Freight and C&B Trucks. Occupiers within the park include Maxxpresso Coffee, Tiny Village, Good Room Interiors, MaxxLife gym and Car & Color.

DESCRIPTION

This new build scheme comprises two terraces containing 6 new build business units ranging from c.2,503 sq ft up to 15,018 sq ft. The overall appearance and high specification finish of the scheme creates an attractive business environment.

The unit is completed to a High specification to include:

- Portal Frame Construction
- Block walls with insulated composite cladding to the upper walls and roof
- Floated concrete floor with a 35.0 kN/m² floor loading
- 3 Phase electricity supply
- Enhanced glazed frontage
- Electric Roller shutter doors
- Approx 6.5 m eaves with potential for mezzanine floor

LEASE

Rent: From £20,000 per annum exclusive per unit

Term: New 10 year lease

Reviews: 5 yearly upwards rent reviews

Repairs: Full Repairing and Insuring Terms

Service Charge: £tbc.

Insurance: £tbc.

RATES

To be assessed however we have estimated them as follows:

NAV: £10,400

Rate in £ for 2024/25: £0.589553

Estimated Rates payable: £6,132 per annum

(The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.)

VAT

The property is elected for VAT, all payments due by the tenant to the landlord will be subject to VAT.

EPC

C67 - Copy available upon request.



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Site Plan



ACCOMMODATION

The proposed accommodation is for the following:

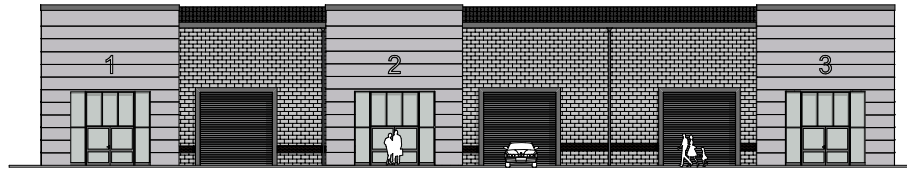
UNIT	SQ.FT	SQ.M	RENT
Unit 1	2,503 Sq.ft	232.5 Sq.M	LET
Unit 2	2,503 Sq.ft	232.5 Sq.M	LET
Unit 3	2,503 Sq.ft	232.5 Sq.M	£20,000
Unit 4	2,503 Sq.ft	232.5 Sq.M	LET
Unit 5	2,503 Sq.ft	232.5 Sq.M	LET
Unit 6	2,503 Sq.ft	232.5 Sq.M	LET
Total	15,018 Sq.FT	1,395.2 Sq.M	

For identification purposes only

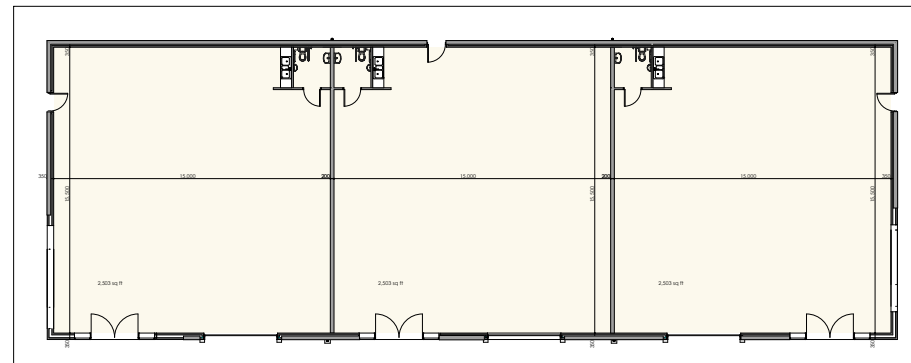
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Elevations



FRONT ELEVATION 1:100



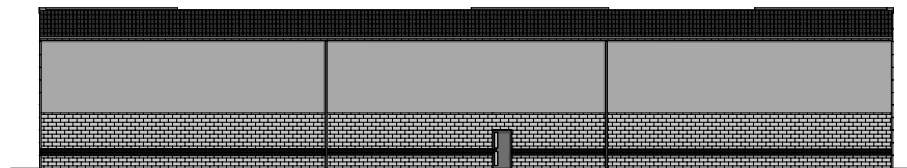
FLOOR PLAN 1:100



LEFT ELEVATION 1:100



RIGHT ELEVATION 1:100



BACK ELEVATION 1:100

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FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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BEST

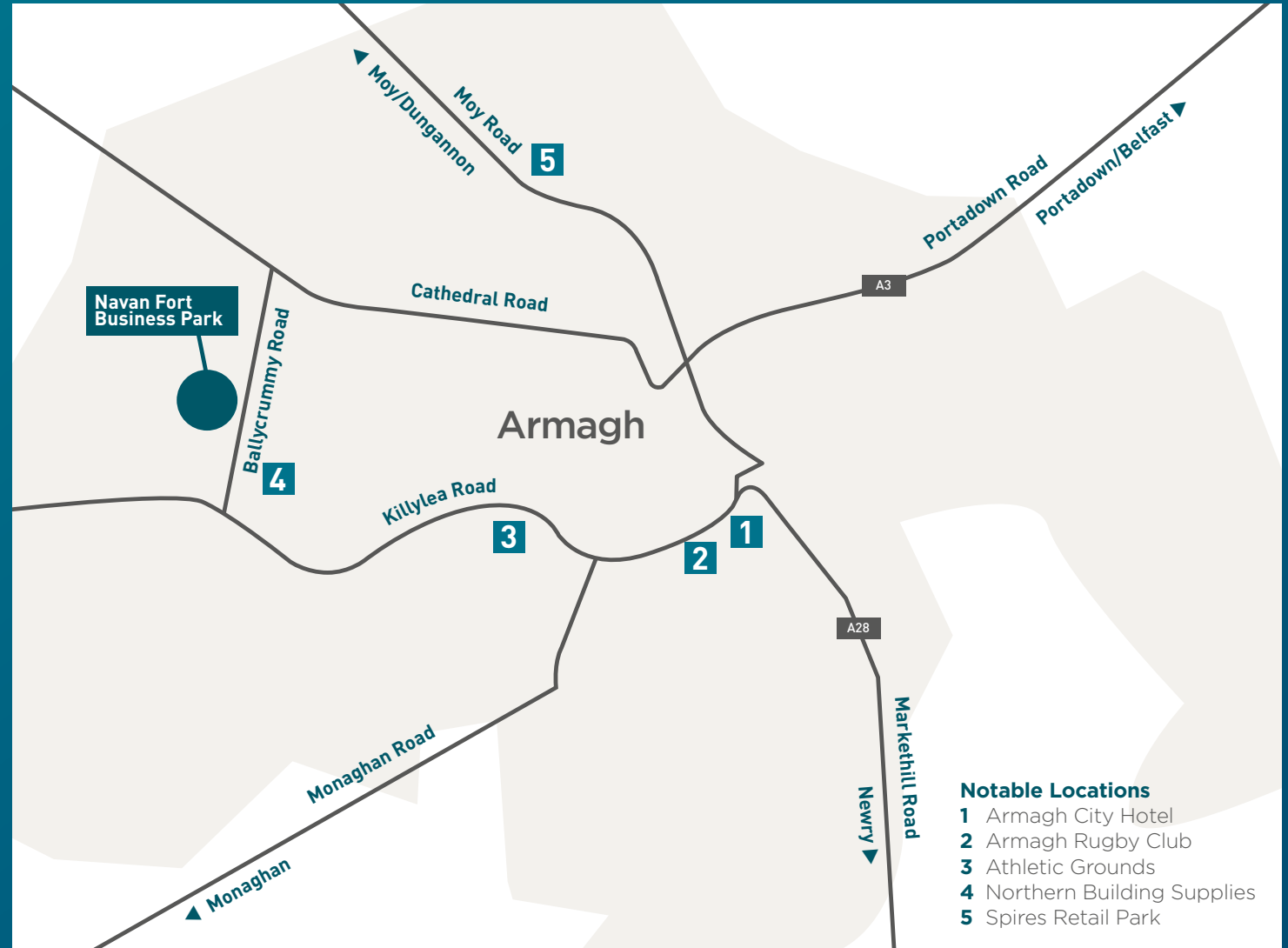
DUNGANNON

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Notable Locations

- 1 Armagh City Hotel
- 2 Armagh Rugby Club
- 3 Athletic Grounds
- 4 Northern Building Supplies
- 5 Spires Retail Park

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