



## **For Sale** Warehouse/Trade Counter Unit

Unit 7, M12 Business Park, Charlestown New Road,  
Carn, Portadown BT63 5WG



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

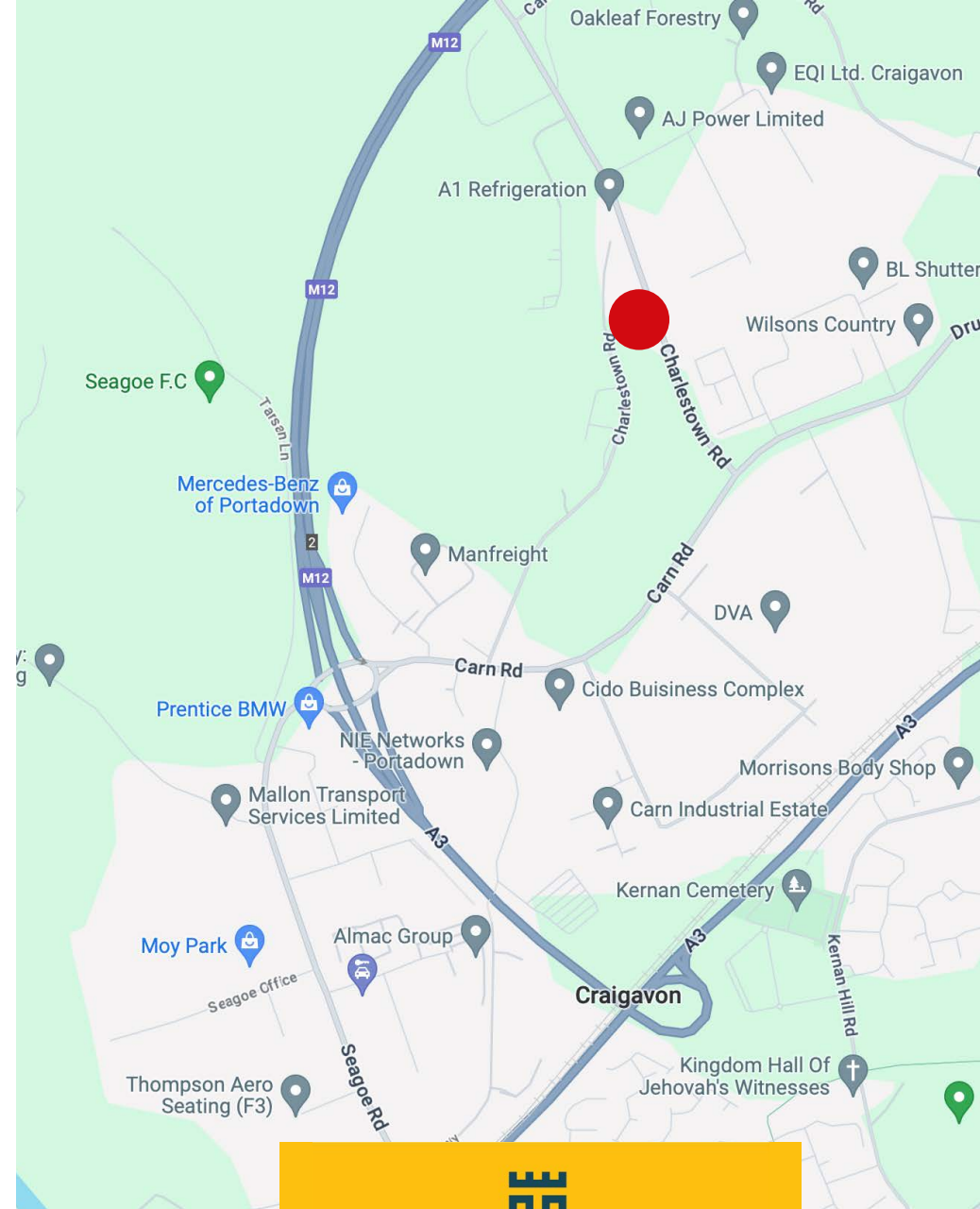
- Stand-alone warehouse/trade counter unit of approximately 5,594 sq ft.
- High specification warehouse and admin block with eaves height of 6.2 m.
- Communal yard and car parking to the exterior.

## LOCATION

- The subject unit is located within M12 Business Park, which comprises 15 business units and is located on the Charlestown Road, within Carn Industrial Estate, Portadown.
- Carn Industrial Estate is a popular industrial, trade counter and showroom location in Portadown and along with Seagoe Industrial Estate nearby, would be considered the prime industrial locations in Portadown. Other occupiers in Carn include Moy Park, Irwins Bakery, Kestrel Foods, James E McCabe, Hyster-Yale Group and Derry Refrigerated Transport.

## DESCRIPTION

- The subject is a stand-alone warehouse/trade counter unit of steel portal frame construction with micro-ribbed insulated cladding to the exterior, together with cavity smooth block base.
- The internal accommodation provides open plan warehouse with eaves height of 6.2 m (20 ft<sup>2</sup>) and a office/trade counter area with aluminium framed double glazed shop front.
- Access is via electrically operated roller shutter to warehouse and pedestrian access door to the office/trade counter accommodation on the front elevation.



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## ACCOMMODATION

Ground Floor	Sq M	Sq Ft
Warehouse	479.6	5160
Office/trade Counter	22.10	238
Mezzanine	18.20	196
<b>Total Gross Internal Area</b>	<b>519.9</b>	<b>5,594</b>

## RATES

NAV = £22,500

Rate in £ 2024/25 = 0.598553

Rates Payable 2024/25 = £13,264.94

Note: The full NAV is currently allocated as industrial based on the current occupiers use. Interested parties should direct any rating queries to Land and Property Services.

## TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

## PRICE

Offers in the region of £500,000, exclusive.

## VAT

All prices, outgoing and rentals are exclusive of, but may be liable to Value Added Tax.



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## EPC

Awaiting EPC



Layout Plan - Not to Scale

## CONTACT

For further information or to arrange a viewing contact:

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