

WAREHOUSE FOR SALE

4 Wenlock Road, Lurgan, BT66 8QW

CBRE NI
PART OF THE AFFILIATE NETWORK



*Boundaries are for indicative purposes only.

WAREHOUSE FOR SALE

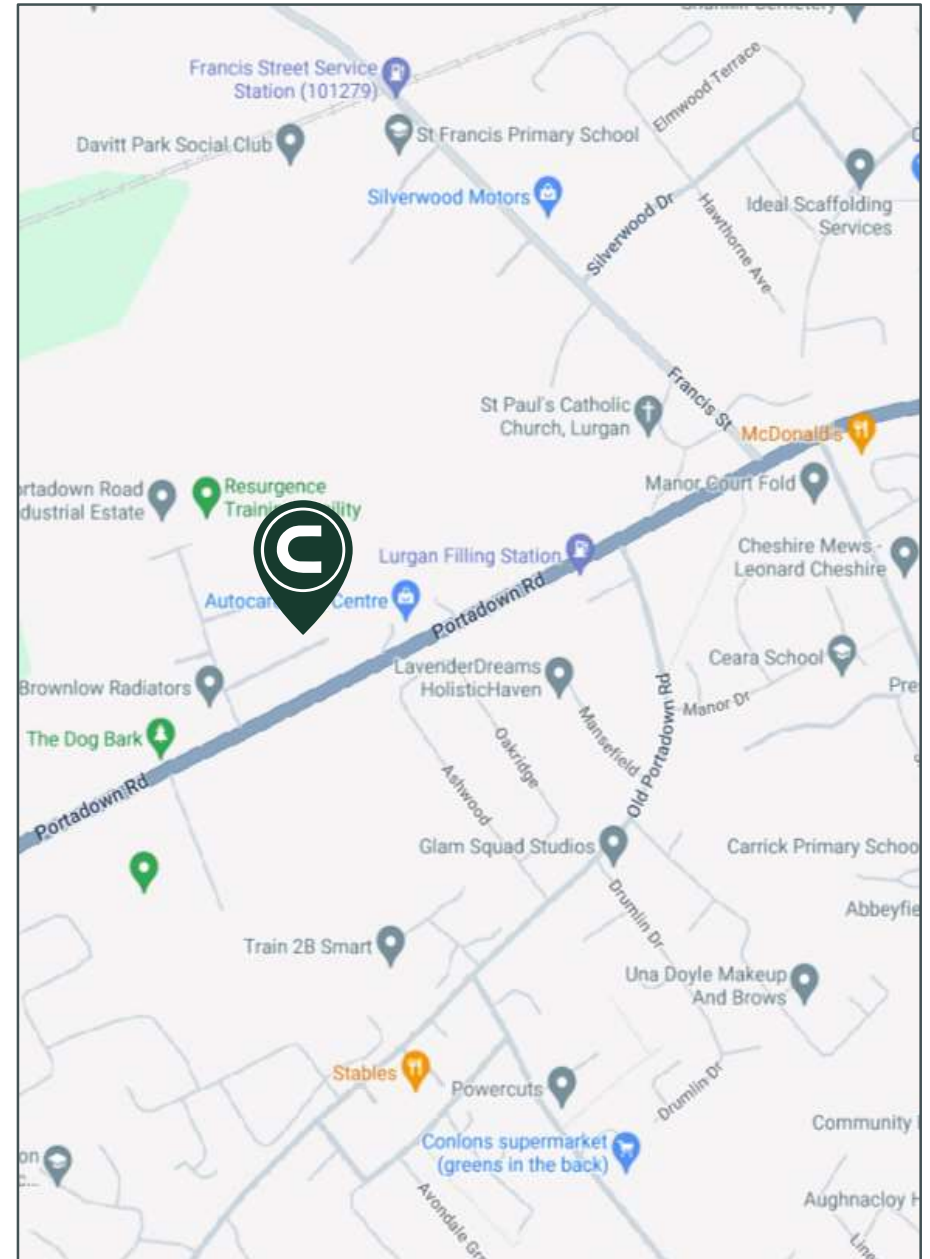
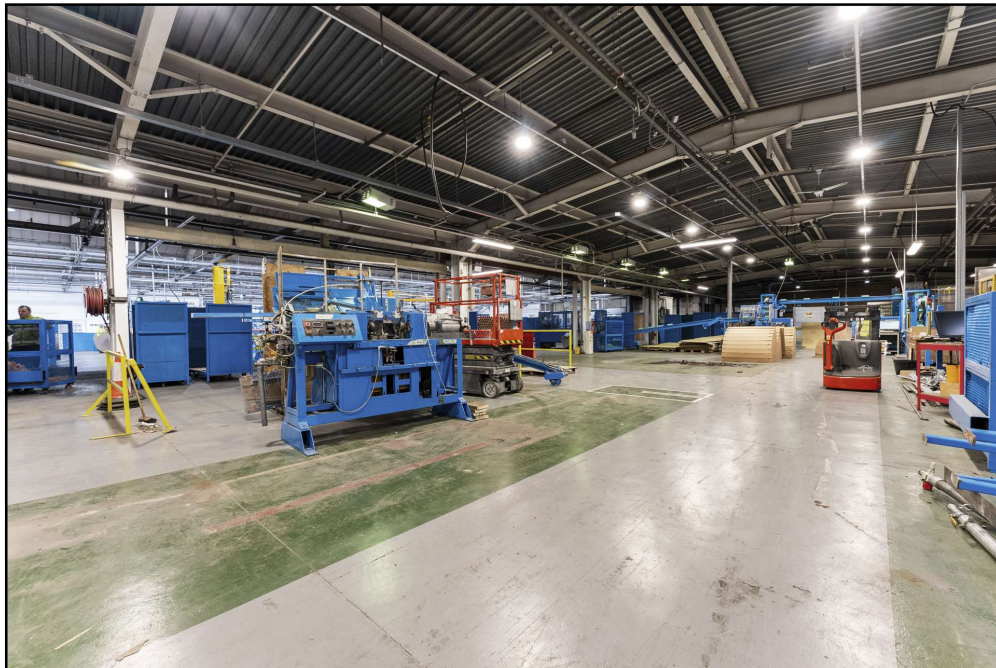
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Key Benefits

- Warehouse on a stand-alone site of 5.5 acres
- Established industrial area within Lurgan
- Solar Panels on roof

Location

Lurgan is a town in County Armagh located approximately 24 miles south-west of Belfast. The town benefits from good links with Belfast and is easily accessible via the M1 motorway. The subject property occupies a prominent position on Wenlock Road which is regarded as the towns established industrial location. Neighbouring occupiers include Autocare Tyre Centre, Robb Brothers Wine Merchants, Brownlow Radiators, Matrex Mats and Matting and Centrepoint Leisure.



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Description

The subject is situated on a secure site of approximately 5.5 acres.

The property comprises a standalone industrial warehouse with office accommodation over ground and first floor. The original warehouse consists of 1960's construction with north light roofing and eaves height of 3.8m. The property has been extended with 3 no. additional modern extensions of steel portal frame construction with an eaves height of 5.7m.

Internal finishes include PVC double-glazed windows, LED lighting, gas heating and 7 no. electric roller doors.

The warehouse benefits from a 132 kWp Solaredge Optimised Solar PV System (With battery storage).

Site Area

The property is situated on a secure site of approximately 5.5 acres. 3.5 acres of which are developed.

Rates

We have been advised by Land and Property Services that the estimated rateable value is £106,250. Therefore, the estimated rates payable for the second floor for 2024/25 is £62,640.

Title

We have assumed the property is held freehold or long leasehold subject to a nominal ground rent.

Sale Price

We are seeking offers in the region of £1,500,000, exclusive.

VAT

All prices are quoted exclusive of VAT, which may be payable.

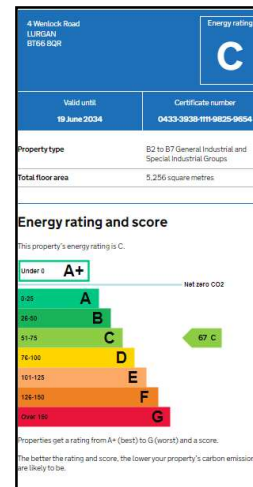
Accommodation

The below areas are estimated

Sq Ft	Sq M
60,000	5,574

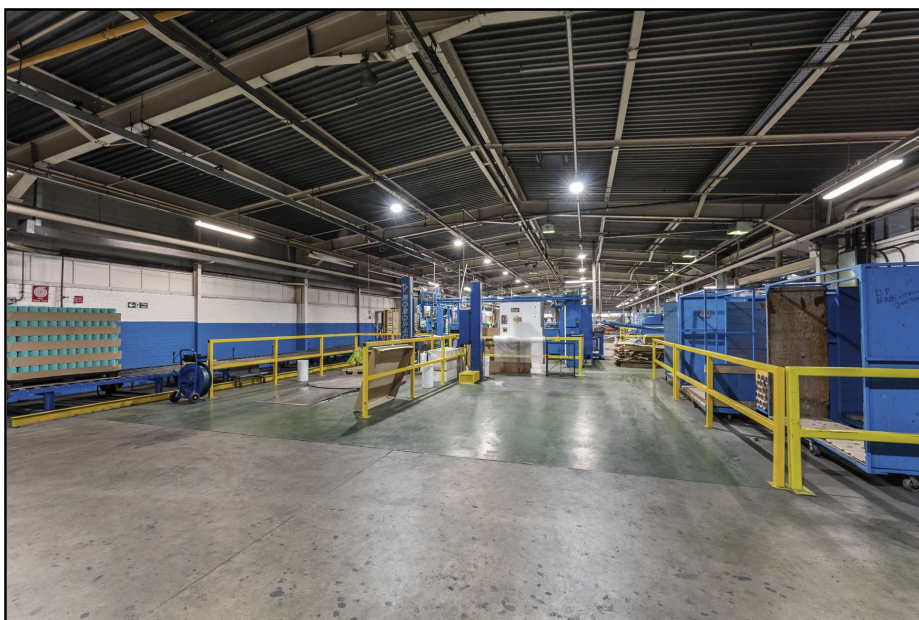
EPC

A copy of the EPC certificate is provided below and can be made available upon request.



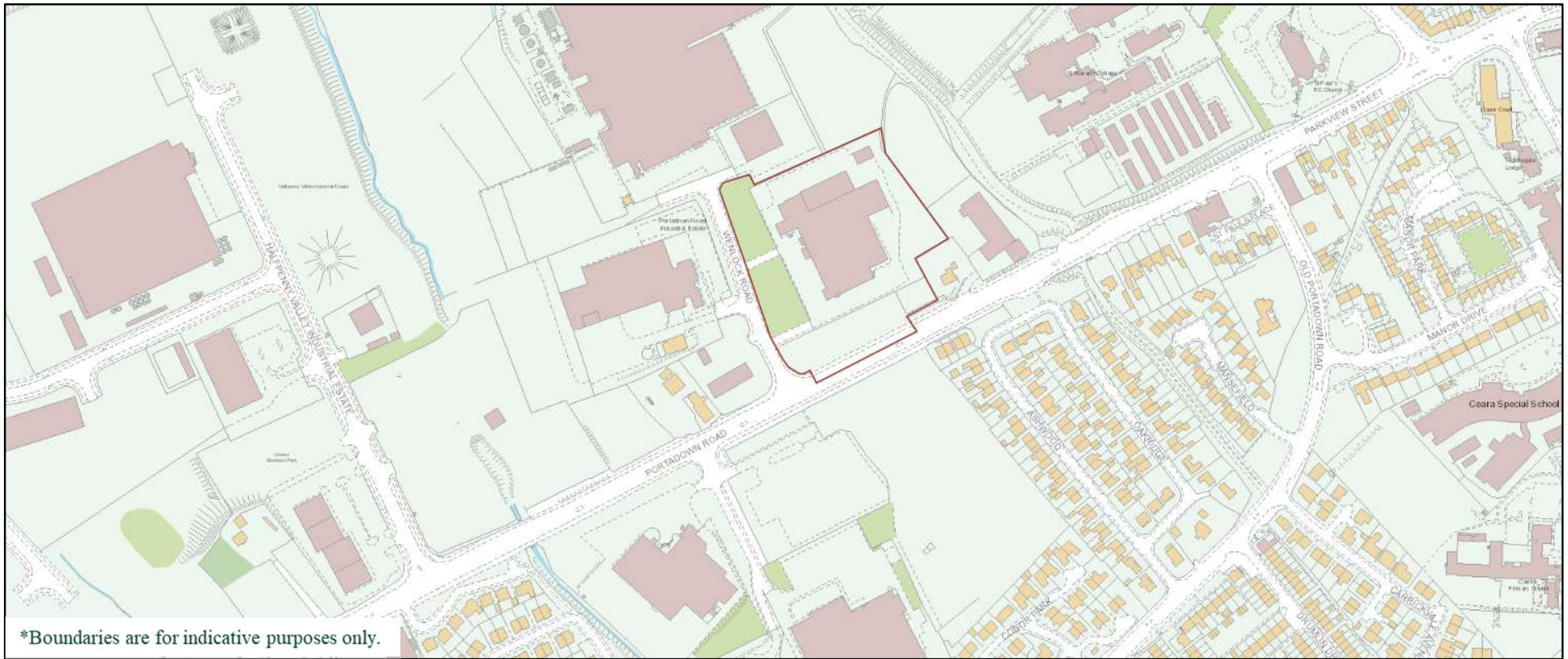
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