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Phoenix  
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**To Let**

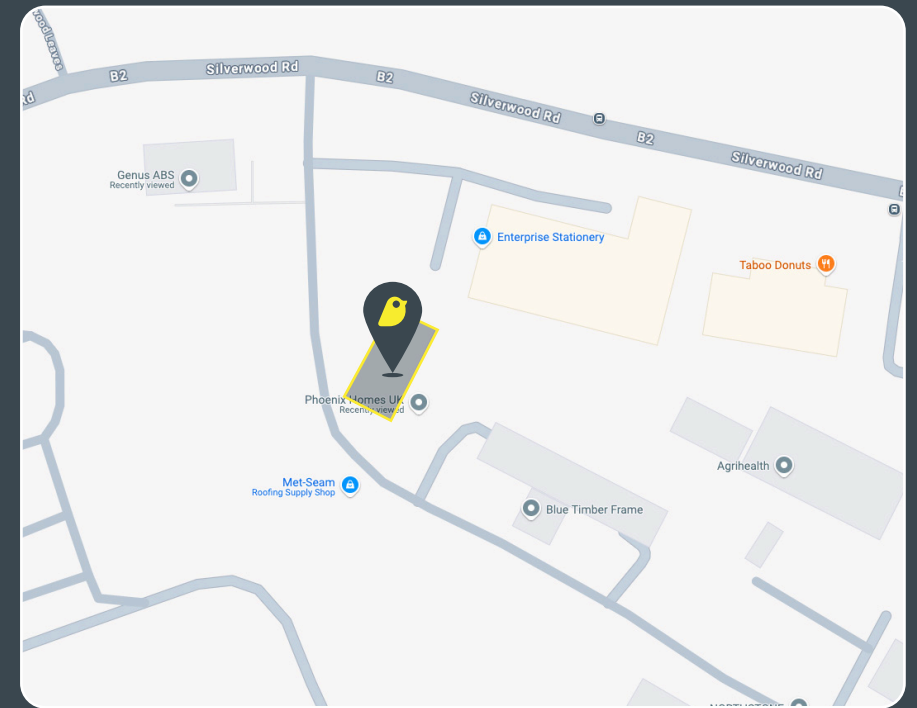
**5 Silverwood Industrial Estate**  
Lurgan, BT66 6LN

High Bay  
**Industrial Unit**

**9,312 Sq Ft**  
(865.11 Sq M)



# Location



Lurgan is a thriving town in Northern Ireland, located approximately 20 miles southwest of Belfast and 25 miles north of Newry.

The town benefits from its proximity to the M1 Motorway, which provides excellent connectivity to key commercial hubs in both Northern and Southern Ireland, making it a strategic location for businesses and commuters alike.

This property is situated at the entrance to Silverwood Industrial Estate, near Silverwood Business Park. It enjoys a prominent position within the estate, adjacent to Enterprise Stationery, and offers rapid access to the M1, ensuring seamless transport links for logistics, staff, and customers.

# Description

The recently constructed unit extends to 9,312 sq.ft. with an ancillary office of c. 500 sq.ft.

The unit was built in 2020 and comprises a modern high bay spec including 3 no. (7m) roller access doors, LED lighting and 10m eaves.

The property also benefits from its own fenced and secure yard space to the front to the building.

<b>Term</b>	Minimum 5 years.
<b>Rent Per Sq Ft</b>	£55,000 P.A.
<b>Rates</b>	TBC
<b>VAT</b>	All charges and outgoings will be liable for VAT.





## Contact

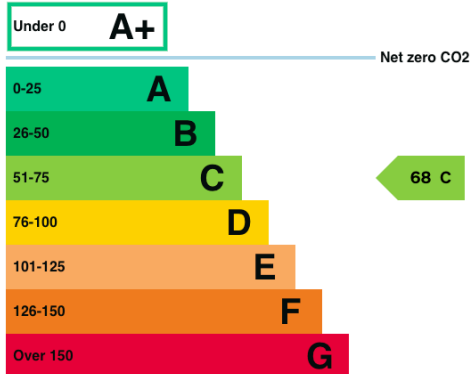
**Stephen Chambers**

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## EPC 68 - C

This property's energy rating is C.



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