

Design and Build Opportunity at Portadown Road, Lurgan, BT66 8RL

To Let

Prime industrial development land totalling approximately 7.96 acres (3.22 hectares) with potential design and build opportunity



Lambert
Smith
Hampton

Location

The subject site is located on the Portadown Road, Lurgan positioned approximately 1.7 miles from Lurgan town centre on one of the main arterial routes linking Lurgan and Portadown. Lurgan is situated within the Craigavon Borough Council area to the south of Lough Neagh and is a strong industrial hub in Mid-Ulster and according to the 2021 UK census Lurgan has a population of approximately 28,634 people. The property is approximately 19 miles southwest of Belfast and is linked via the M1 and A1 Belfast -Dublin motorway.

Description

The subject property comprises a 7.96 acre (3.22 hectare) site with development potential. The site is regular in shape and is currently undeveloped and forms a large concrete/hardcore area. The site is neighboured by a mixture of residential and industrial properties and is accessed directly off the Portadown Road.

This site poses potential for industrial design and build units - subject to planning.

Schedule of Accommodation

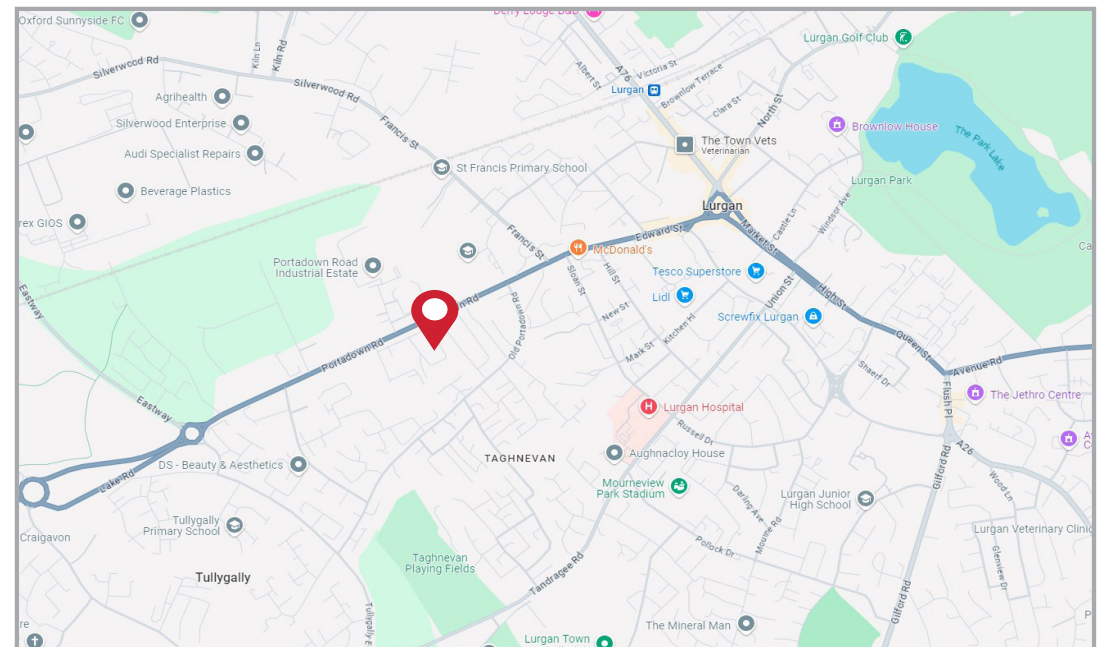
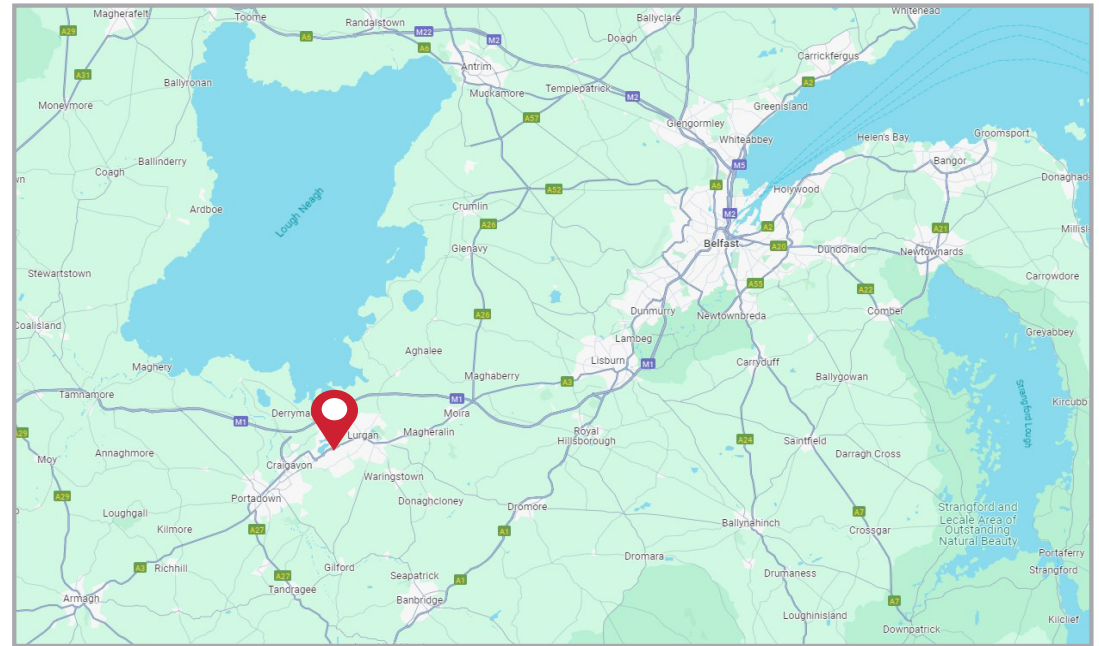
	Acres	Hectares
Site	7.96	3.22

Planning

We are advised that the site falls within the development limit of the Craigavon Area Plan 2010 and is zoned industrial land.

Value Added Tax

We are advised that the property is elected for VAT and therefore VAT will be charged in addition to rent.



For Indicative Purposes Only

Aerial Image

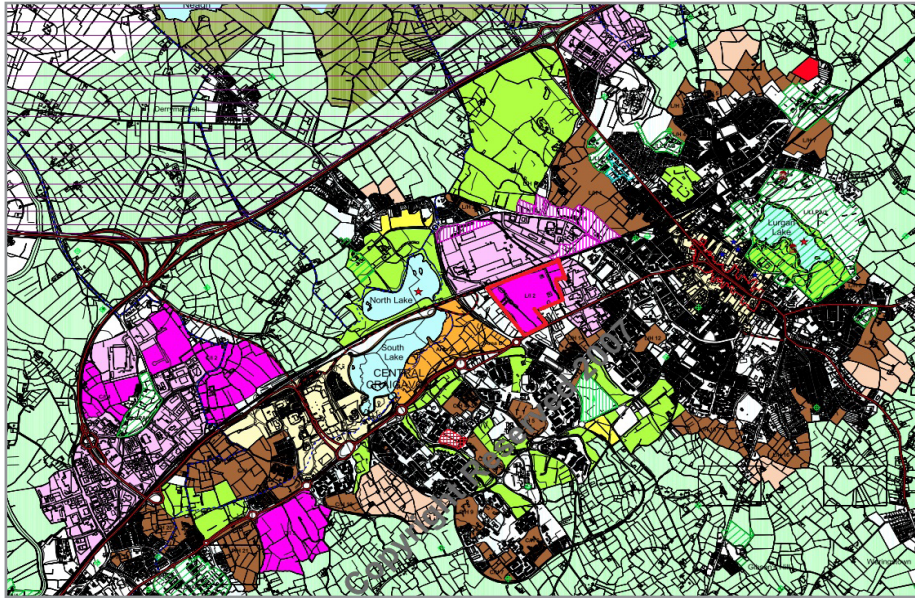


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Aerial Image



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Lease Details

Rent: Rent on Application

Term: By Negotiation

Service Charge: A service charge will be levied and the Tenant will reimburse the Landlord for a fair proportion of the service charge.

Insurance: An insurance charge will be levied and the Tenant will reimburse the Landlord for a fair proportion of the insurance.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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