

To Let - Site at 1B Annaloist Road, Lurgan, BT66 6NJ

0.7 acre secure yard just off the M1 at Junction 10



M1 Junction 10

Location

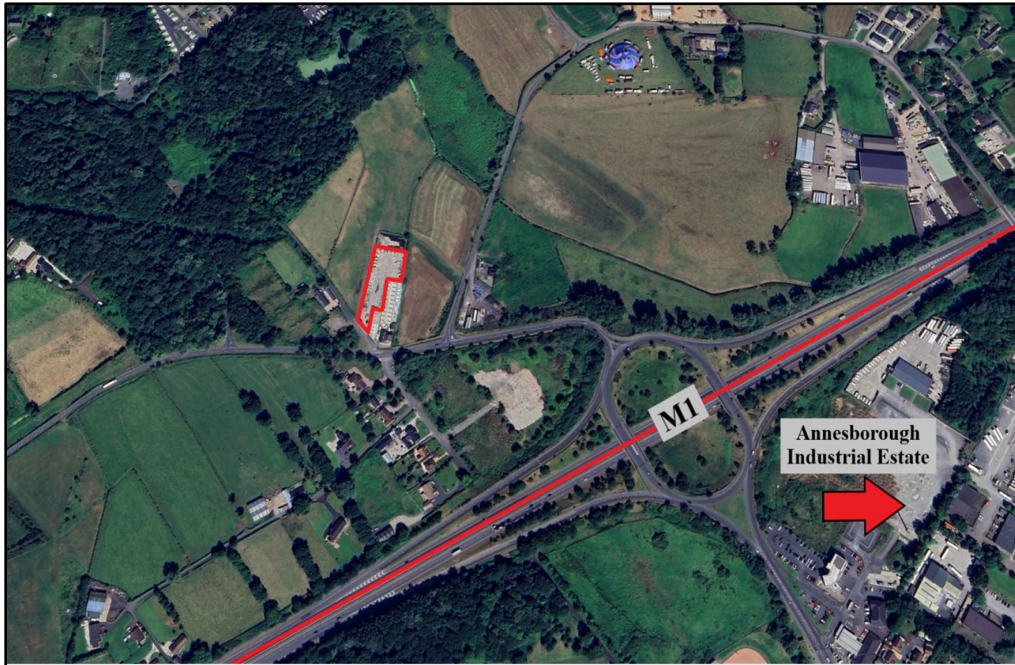
Lurgan is a busy town in County Armagh near the southern shore of Lough Neagh. Situated 5 miles from Moira & Craigavon and 24 miles from Belfast City Centre. The town has a population of 28,634 according to the 2021 UK Census.

Lurgan has excellent road links from Belfast via the M1 motorway. The town also has great connection with the Belfast and Dublin trainlines. The site occupies a prime position just 0.2 miles from the Lough Road roundabout, directly off the M1 at Junction 10 close to Annesborough Industrial Estate.

Description

The site comprises an 0.7 acre secure yard just off Junction 10 of the M1 motorway.

The site is completely self-contained and accessed directly from Annaloist Road via large metal gates. The site is bounded by a combination of adjacent buildings and fencing and mostly laid with a concrete surface.



Site Area

Site	Area
1B Annaloist Road, Lurgan	0.7 acres / 30,500 sq ft approx.

Lease Details

Term:	3 Years
Rent:	£18,000 per annum
Rent Review:	Fixed uplifts of £1,000 each year
Repairs:	Responsibility of the tenant
Insurance:	Tenant to reimburse landlord the full insurance premium
Guarantor/Deposit	A guarantor and/or deposit maybe required. Please speak with the agent for further details.

NAV

To be assessed. Further information available from the agent.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which maybe chargeable at the prevailing rate.

EPC

Not applicable.

For further information, please contact:

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