

# 23 Carn Road, Carn Industrial Estate, Portadown, BT63 5WG

## For Sale/To Let

Cold Storage Warehouse of approximately 13,085 sq ft on a Self-Contained Site of 0.6 acres  
Suitable for use as ambient warehousing



**Lambert  
Smith  
Hampton**

# Location

Carn is a popular industrial location with quick access to the M1 motorway. Along with Seagoe, Portadown and Silverwood, Lurgan it is regarded as a premier industrial location in the Craigavon area. The property is located approximately 1.7 miles from Junction 11 of the M1 motorway, 2 miles from Portadown Town Centre and 27 miles south West of Belfast.

The Carn Industrial Estate is strategically located offering easy access to the East and West of the Province with excellent road links to both the City and International Airports and Harbours of Belfast and Larne. The area is promoted widely as a destination for industrial, warehouse and distributing occupiers; neighbours include Wilsons Country Food Ltd, Irwin's Bread, BL Shutters and Micro Computer Solutions as well as a variety of small businesses located within the adjacent Carn Business Park.

# Description

The subject property comprises a warehouse building with adjoining ancillary office element on a self contained and secured site with dedicated car parking. The building is of brick/block construction to c.3m then double skin single profile metal cladding. To the front there is an extensive concrete yard which allows lorry access to two dock levellers.

The building consists of a reception area with office, store room, kitchen, male and female W/C facilities as well as 4 cold stores, a processing room and a boiler room. The site benefits from external lighting and CCTV as well as being secured by a steel palisade fence. Adjoining the main building is a steel framed metal cladded canopy which provides direct access into the processing room. Each of the cold store rooms benefits from a floor to ceiling height of 7.7m. There is a pallet storage capacity of approximately 650 standard pallets.

# Schedule of Accommodation

|                            | Sq Ft         | Sq M            |
|----------------------------|---------------|-----------------|
| Office/Reception           | 583           | 54.16           |
| Forklift Store             | 256           | 23.78           |
| Outdoor Store              | 1,673         | 155.42          |
| Cold Store 1               | 5,692         | 528.79          |
| Cold Store 2               | 2,311         | 214.69          |
| Cold Store 3               | 1,626         | 151.05          |
| Processing Room            | 721           | 66.98           |
| Compressor Room            | 223           | 20.71           |
| <b>Total Internal Area</b> | <b>13,085</b> | <b>1,215.58</b> |

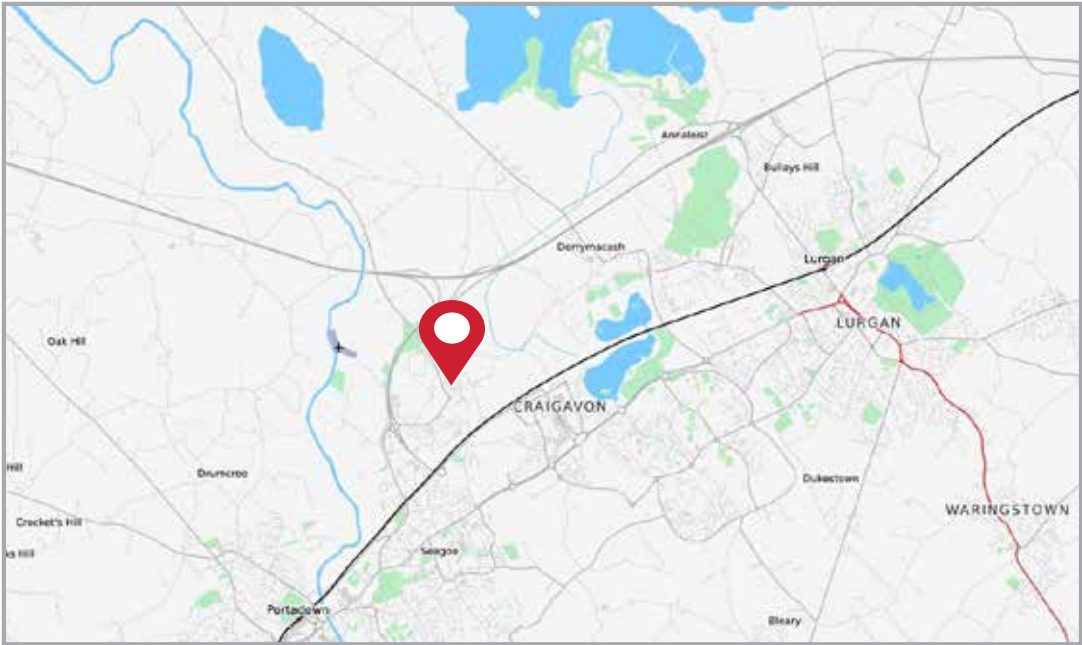
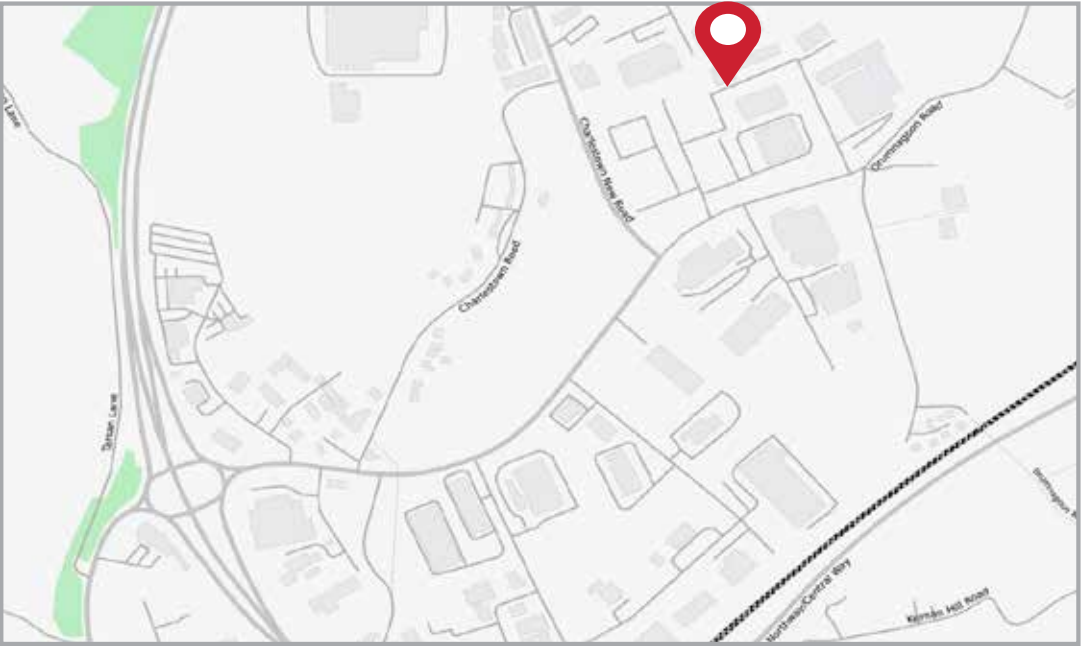
# Lease Details

**Rent** - On application.

**Rent Review** – 5 yearly.

**Repairs** - External and internal repairs.

**Insurance** - The Tenant will be responsible for reimbursing the Landlord with the cost for insuring the building.



For Indicative Purposes Only





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## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value:- £36,950

Rate in the £ 20/21: £0.6008

Rates payable if applicable:- £22,206

## Price

We are seeking offers in the region of £675,000 exclusive.

## Stamp Duty

This will be the responsibility of the purchaser.

## Energy Performance Certificate

The property benefits from an EPC rating of C62 and the Energy Performance Certificate is available upon request.

## Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

## Further Information

For further information, please contact:-

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Hampton**

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