

24a Annesborough Road, Lurgan, Co Armagh, BT67 9JD

To Let

Purpose Built Warehouse Accommodation Totalling Approx. 5,200 Sq Ft Benefitting From 8.7m Eaves



Lambert
Smith
Hampton

Location

Annesborough Industrial Estate is located in Lurgan, 1.2 miles from Junction 10 of the M1 Motorway. Annesborough is a popular industrial trade counter location given its central location to serve the North, South, East and West of the province.

- 28 miles from Belfast Port
- 91 miles from Dublin Port
- 32 miles from Warrenpoint Port
- 23 miles from Belfast international Airport
- 27 miles from Belfast City Airport
- 86 miles from Dublin Airport

Description

- Steel portal frame construction;
- Blockwork walls to 2m;
- Metal cladded walls and double skin insulated roof;
- Translucent roof panels;
- LED spot lights;
- Concrete warehouse floor;
- Pedestrian door access;
- 3-phase electricity supply;
- 5m electric roller shutter door;
- External secure yard area;
- Generous on-site car parking;
- 8.7m eaves height.

Schedule of Accommodation

Unit	Sq Ft	Sq M
Building 1	5,200	483
Total Internal Area	5,200	483

*Building 2 is under construction and will be available approx Q1 2024. Please contact the agent for further details.

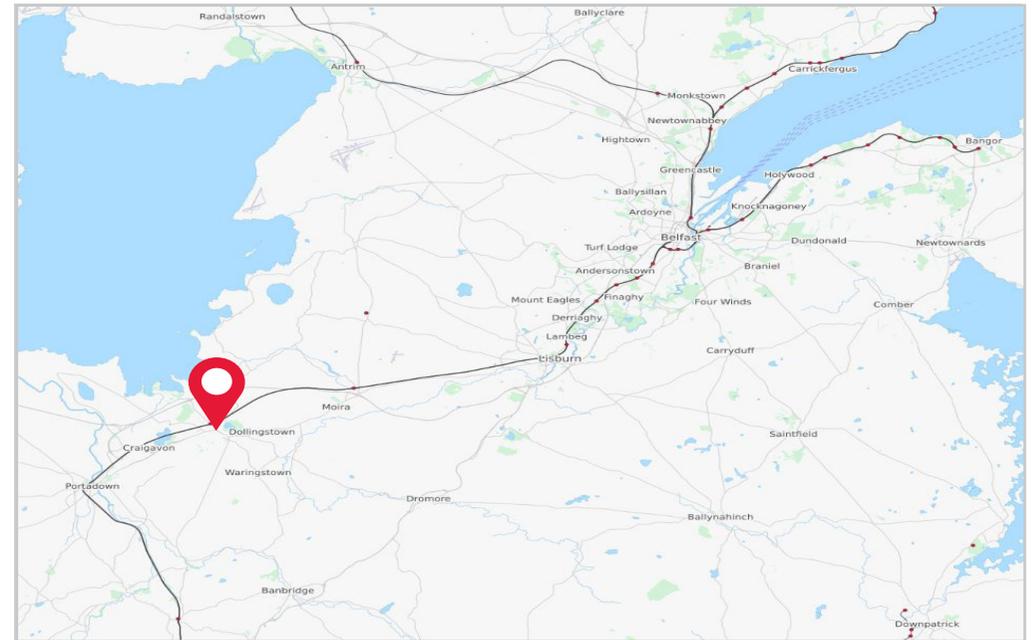
Lease Details

Term - By negotiation.

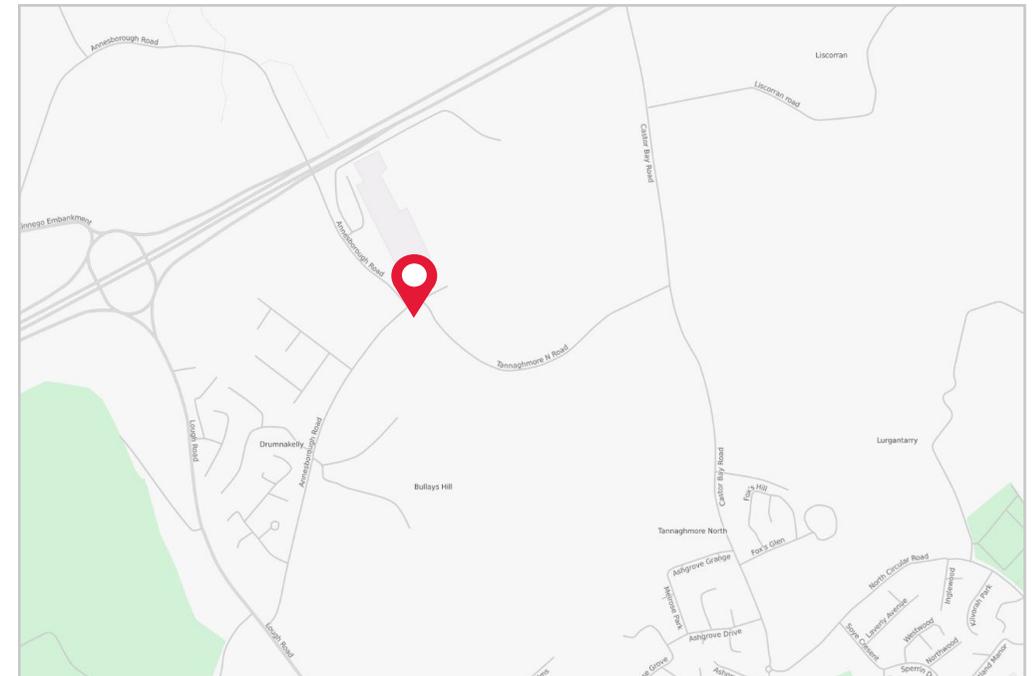
Rent - On Application.

Repairs - Full repairing and insurance lease by way of service charge to cover the costs of maintenance and upkeep of common areas.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



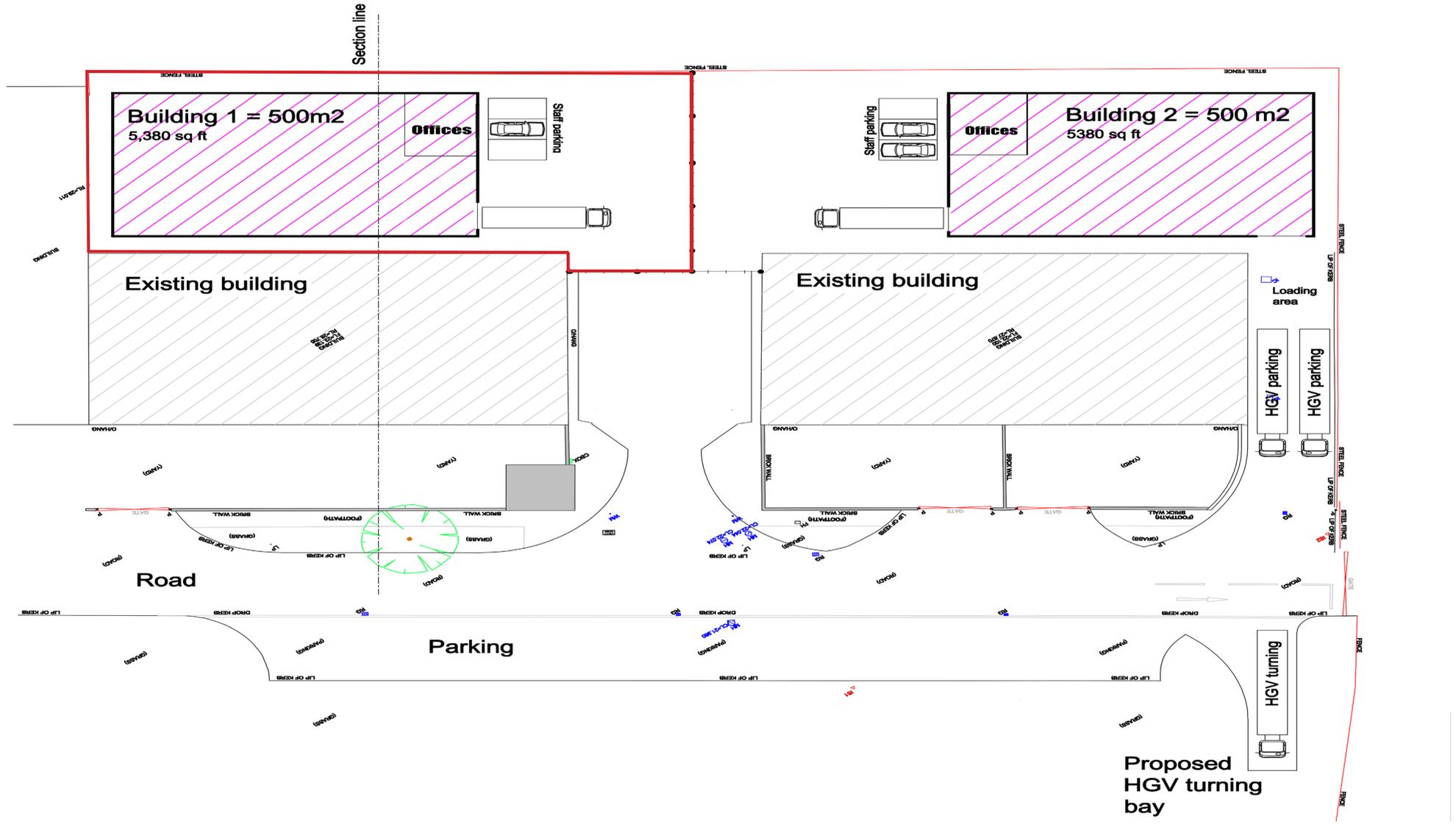
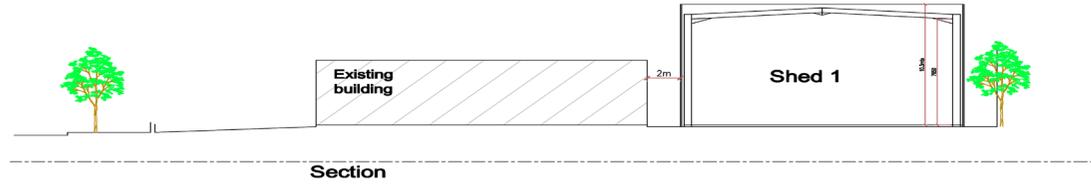
For Indicative Purposes Only







Proposed Site Layout





Rates

We have been advised by Land and Property Services that rates are to be reassessed upon occupation.

Energy Performance Certificate

The EPC rating is to be assessed upon completion.

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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Smith
Hampton**

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