

# FOR SALE/TO LET – INDUSTRIAL PREMISES AND LANDS

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

23 Cabragh Road, Tandragee, BT62 2HL



*\*Boundaries for indicative purposes only*



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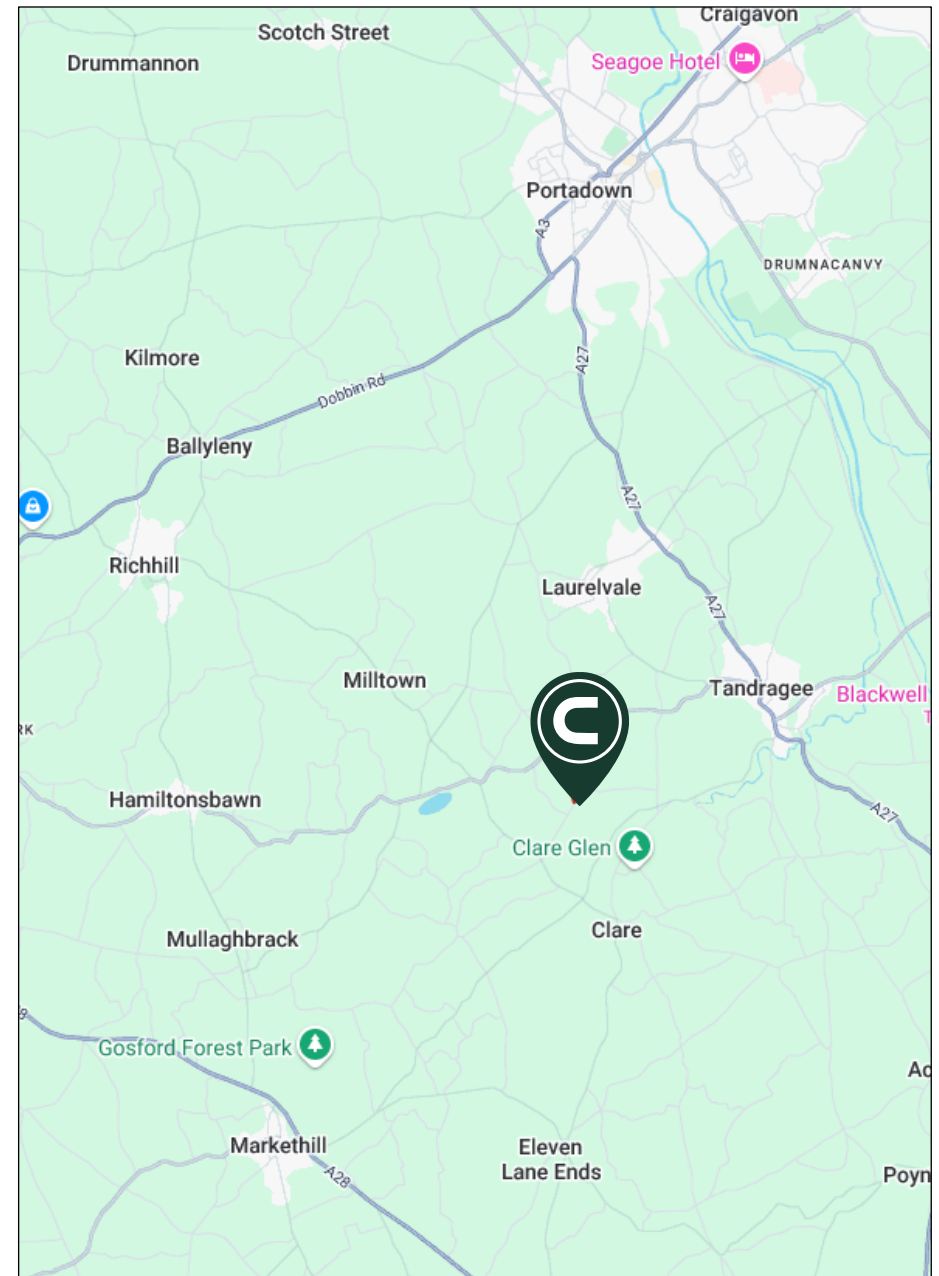
## Key Benefits

- Stand alone industrial unit with out buildings
- Property is located approximately 12 miles from the M1
- On-site car parking
- Site benefits from a PPC permit (Industrial Emissions)

## Location

Tandragee is a small market town in Co. Armagh. The town itself is accessed via the A27 which lies approximately 7 miles from Portadown, 9 miles from Armagh and 11 miles north west of Newry.

The M1 motorway can also be accessed via the M12 approximately 7.5 miles north of village allowing for access to the provinces motorway network.



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## Description

The subject site is a former mushroom compost processing site and benefits from a PPC permit (Industrial Emissions). The site is approx. 10 acres with a warehouse building of approx. 32,000 sq ft, currently utilised as compost tunnels and 3no. outbuildings.

The site benefits from 3 phase power, 2no. transformers and a borewell on site.

Opportunity for renewable energy.

Equipment for mushroom composting/material handling is still in situ and can be included in the sale, further details available on request.

## Site Area

10.2 Acres (exact boundaries to be agreed)

## Lease Details

Rent	On Application
Term	Negotiable

## Sales Price

Price on application.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## Accommodation

Area		
Warehouse	2,973 Sq M	32,000 Sq Ft

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £20,189. Therefore, the estimated rates payable with manufacturing relief for 2025/26 is £6,056.99

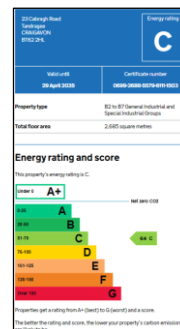
## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## EPC

The building has been rated as C – 64 under EPC regulations.

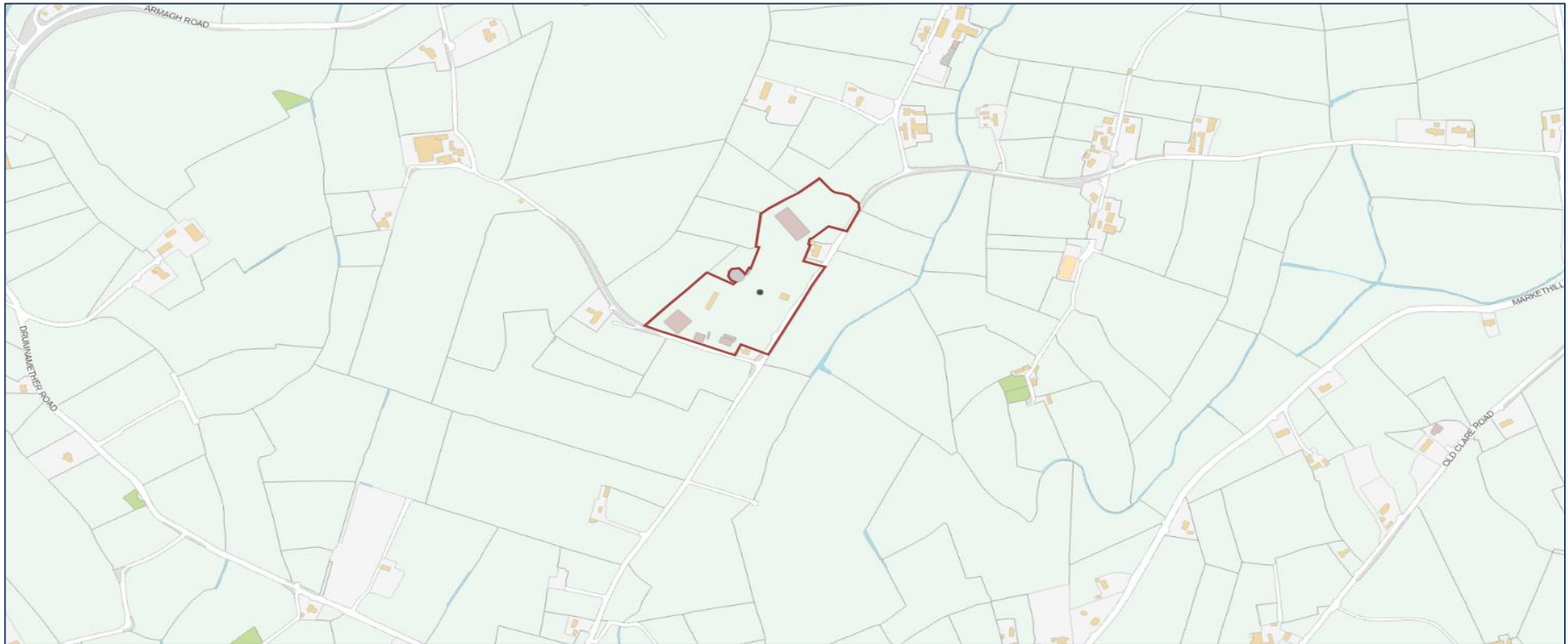
A copy of the EPC Certificates are available below and can be made available on request.



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## Contact Us

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