

TO LET

JAMES PARK

Mahon Road
Portadown
BT62 3EH



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CBRE

TO LET Industrial and Logistics

Design and Build Industrial/Warehouse units from 10,000 sq ft to 100,000 sq ft with 9 m eaves

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JAMES PARK

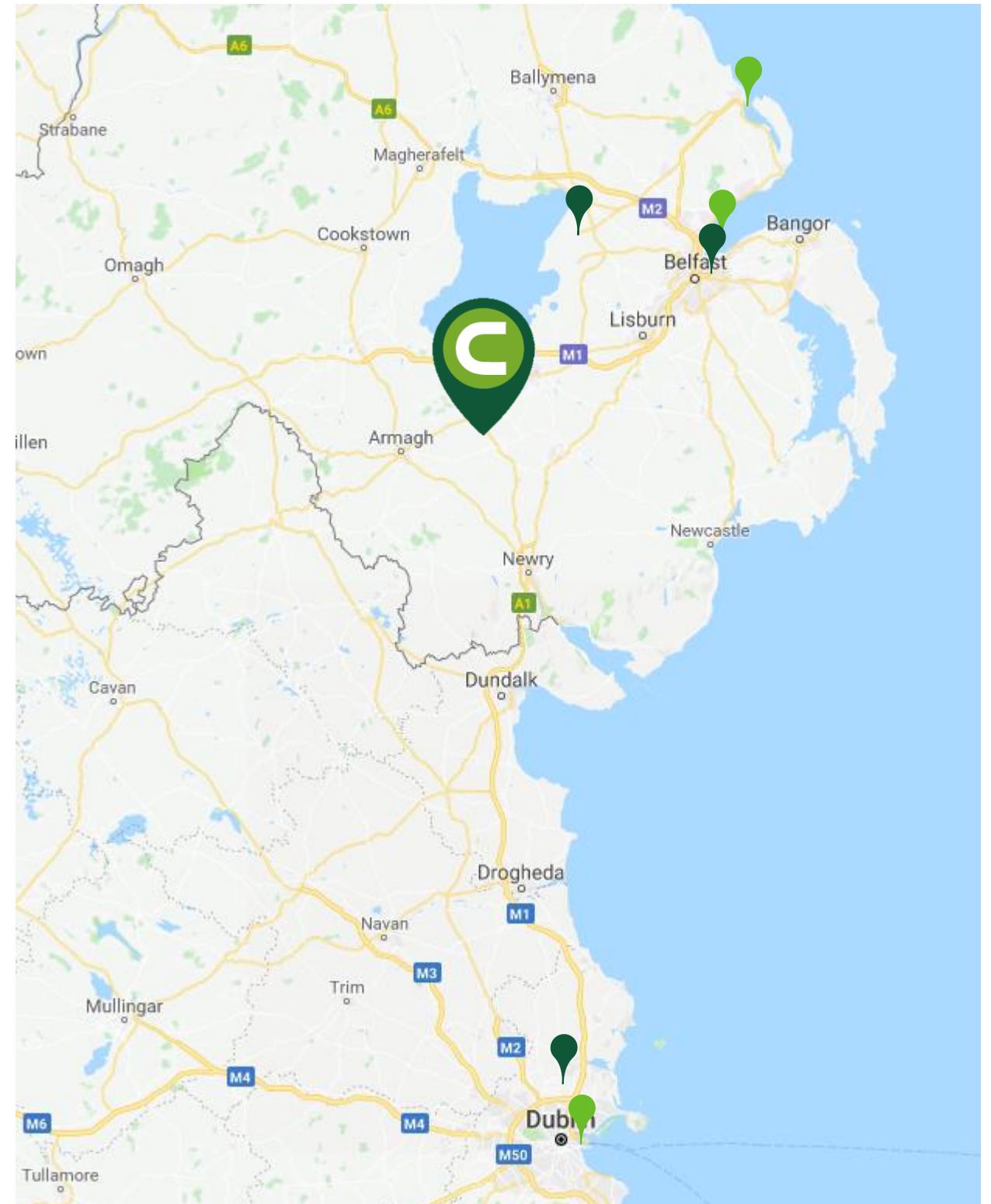
LOCATION

James Park is situated on the well established Mahon Road close to where it joins the Armagh Road on the south side of Portadown Town Centre. It is approximately 2 miles from the M1 Motorway via the Northway road link. Due to its proximity to the Motorway network the Park is strategically located to offer easy access to the east and west of the province, as well as having good road links to Belfast International Airport, Belfast City Airport and the port terminals.

▪ 31 miles from Belfast International Airport	▪ 37 miles from Belfast Port
▪ 35 miles from Belfast City Airport	▪ 50 miles from Larne Port
▪ 80 miles from Dublin Airport	▪ 84 miles from Dublin Port

CRAIGAVON

Craigavon is a prominent manufacturing base and economic centre. As such it has been recognised by global leading companies such as:-



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PLANNING

Planning Ref: LA08/2016/1228/F

Full planning permission was granted on the 18 January 2018 for the erection of 30,000 sq ft (which can be sub-divided in units of 10,000 sq ft) and 70,000 sq ft (which can be sub-divided in units of 23,500 sq ft).

For further details including copy plans in CAD and PDF format, please contact the agent.

DRAFT SPECIFICATION

- Steel portal frame
- Circulation/marshalling area
- Kingspan Insulated profile cladding
- Electric roller shutter doors
- Car parking
- Reinforced power floated concrete floor
- 9m/29ft eaves
- Double glazing
- Translucent roof lights
- Blockwork walls to 2 metres
- 24 hr security
- Profile insulated roof

LEASE DETAILS

Term	15 years
Rent	To be confirmed with reference to end users specification.
Rent Review	5 yearly.
Repairs / Insurance	Full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

SCHEDULE OF PROPOSED ACCOMMODATION

Units can be build to suit prospective tenant's requirements (subject to statutory consents).

UNIT				
B1	10,000	Sq ft	930	Sq m
B2	10,000	Sq ft	930	Sq m
B3	10,000	Sq ft	930	Sq m
W1	23,616	Sq ft	2,194	Sq m
W2	23,874	Sq ft	2,218	Sq m
W3	23,616	Sq ft	2,194	Sq m
Total	101,106	Sq ft	9,396	Sq m

RATES

We have been advised by Land and Property Services that the rates are to be assessed on the subject property. (For further information please contact the agent).

VALUE ADDED TAX

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents.

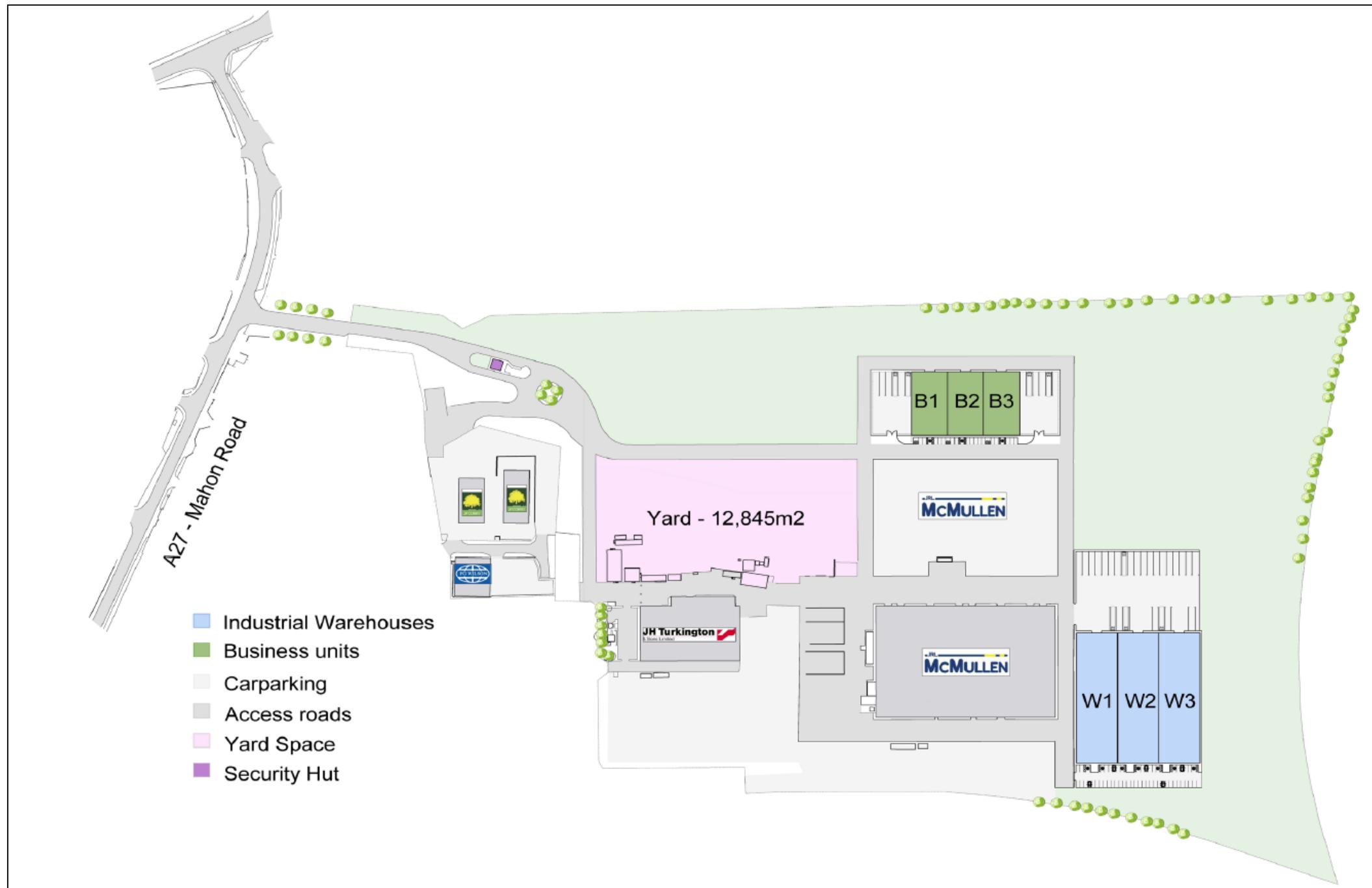
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PROPOSED SITE PLAN



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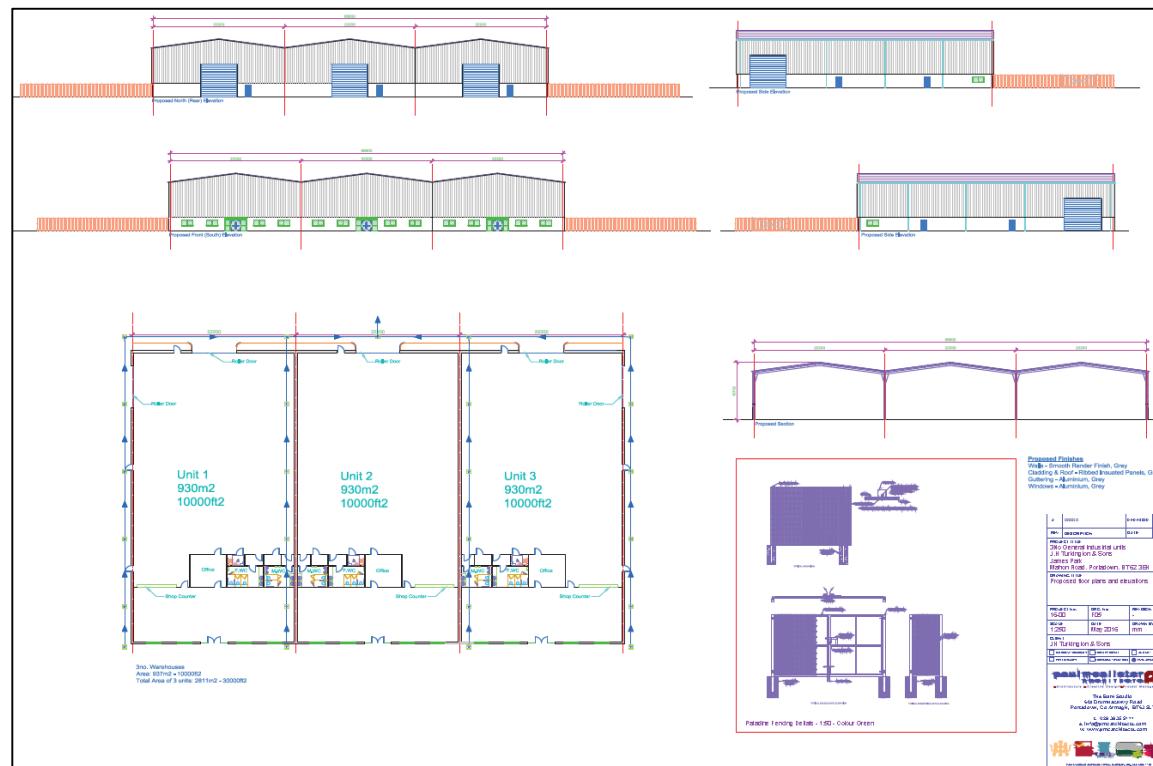
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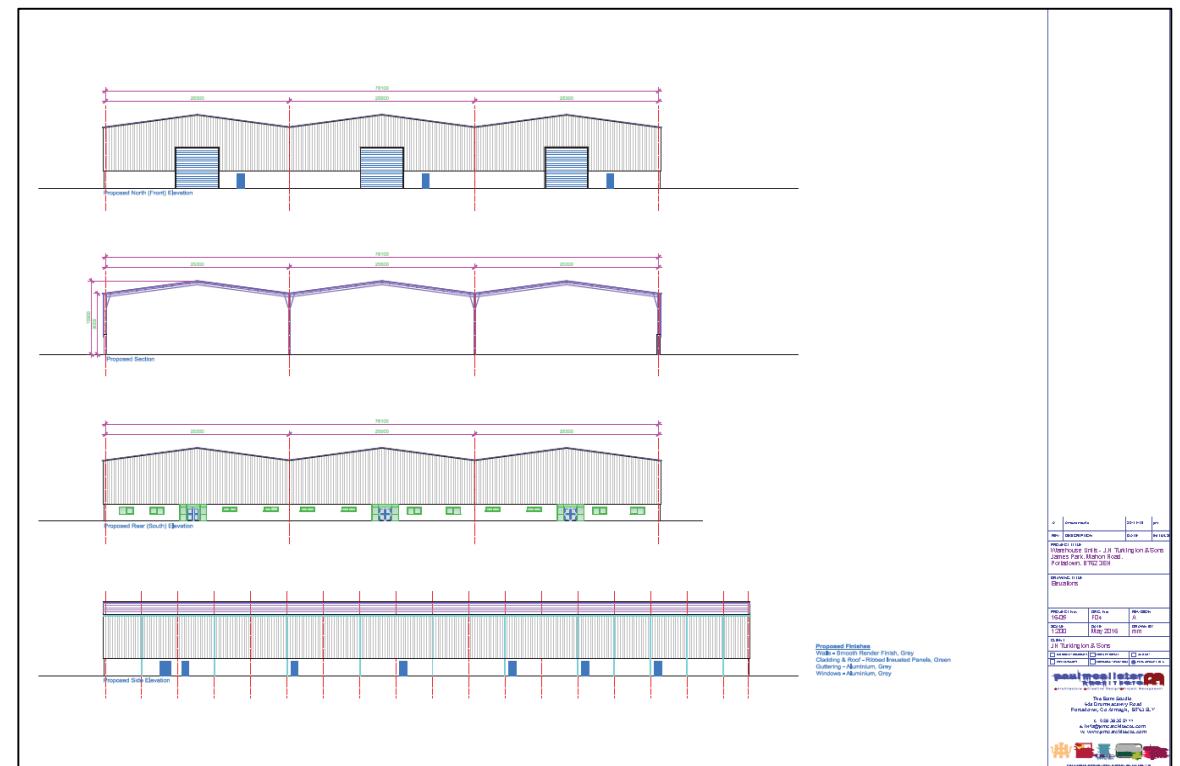


PROPOSED ACCOMMODATION

B1, B2 and B3



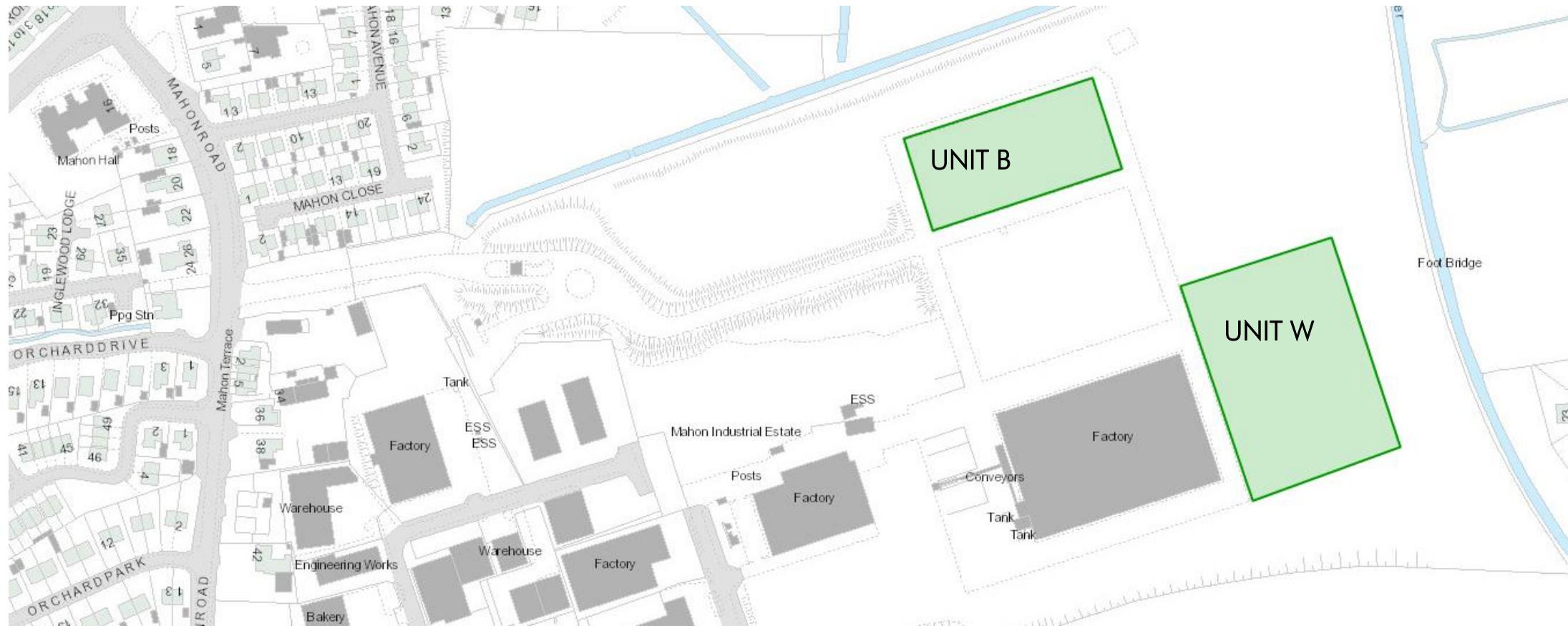
W1, W2 and W3



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CONTACT US

Tomas McLaughlin

Graduate Surveyor
t: 028 9043 6912
e: tomas.mclaughlin@cbre.com

Lisa McAteer

Director
t: 028 9043 6753
e: lisa.mcateer@cbre.com

Joint Agent – Lambert Smith Hampton

Ian Harbinson
t: 028 9026 9257
e: iharbinson@lsh.ie

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