



TO LET Warehousing / Office Accommodation of c. 27,225 sq ft
**Unit 2, 56 Hamiltonsbawn Road, Hamiltonsbawn
Road Industrial Estate, Armagh**

LOCATION / DESCRIPTION

The subject property is located approximately 1 mile east of Armagh City Centre in the Hamiltonsbawn Road Industrial Estate, the main Invest NI industrial location within Armagh. The industrial estate has seen significant recent expansion and is home to numerous occupiers including Linwoods, Cross Refrigeration, Farnlay Eggs and Daily Bake.

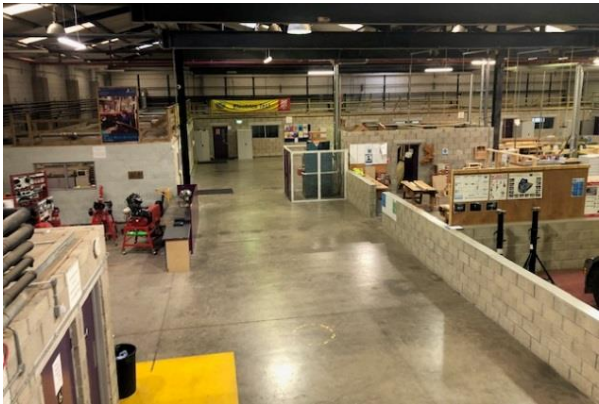
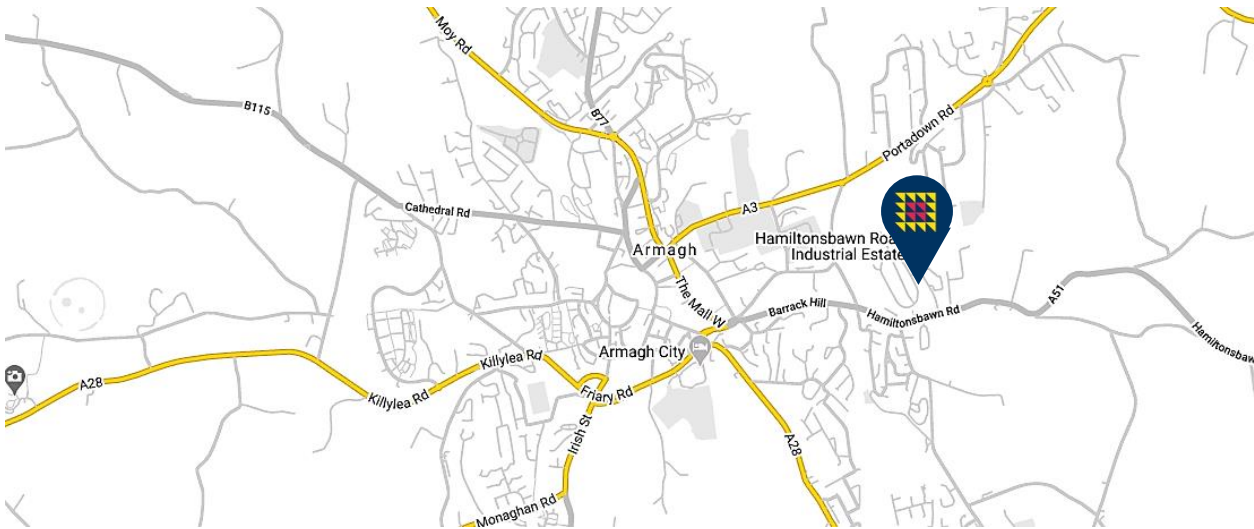
The property comprises of a modern high specification factory unit of steel portal frame construction, blockwork internal walls to the eaves and externally with brickwork walls to c. 7 ft and feature microrib cladding to the eaves. The roof is constructed of double skin profiled metal decking with translucent sections and access is by way of a single electric roller shutter door.

Internally the warehousing benefits from power coated concrete floors and halogen spotlights. Heating is provided by way of overhead space heaters. The ground floor office accommodation and reception area incorporates a suspended PVC tiled ceiling, storage heaters and sprinkler system. The mezzanine level further benefits from a Vent-Axia air extraction system. Floor coverings are principally in linoleum.

The property is located on a self contained landscaped site, which is secured by way of a 2.4 m high chain link fencing and electrically operated entrance gates. The service areas are laid out in concrete with the remainder of the hardstand areas in tarmacadam. There is excellent car parking provision and marshalling space.

ACCOMMODATION

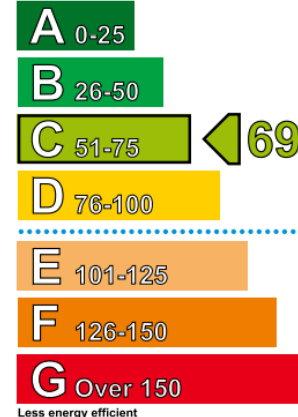
DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Warehouse	c. 1,737 sq m	c. 18,700 sq ft
Office Block (Reception, offices, kitchen/canteen & WCs)	c. 376 sq m	c. 4,050 sq ft
FIRST FLOOR		
2 No. Offices	c. 44 sq m	c. 475 sq ft
Mezzanine Stores	c. 372 sq m	c. 4,000 sq ft
TOTAL	c. 2,529 sq m	c. 27,225 sq ft





This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

LEASE DETAILS

RENTAL :	On Application
TERM:	Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	Payable in respect of landlord's costs in maintaining and repairing the common areas – currently c. £4,575 per annum
AVAILABLE:	November 2020

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £57,900. The commercial rate in the pound for 2020 / 2021 is £0.533413.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
22 Adelaide Street
Belfast BT2 8GD
T +44 (0)28 9024 8181
E belfast@okt.co.uk

CONTACT:

MARK PATTERSON | mark.patterson@okt.co.uk
IAIN MCCABE | iaain.mccabe@okt.co.uk

Our Ref: MP/JP/7900

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.