



TO LET Excellent Highly Prominent Industrial Unit extending to c. 13,152 sq. ft.
26 Halfway Road, Banbridge BT32 4ET

LOCATION / DESCRIPTION

The property enjoys a high profile location fronting the A1 dual carriageway, the main arterial route from Belfast to Dublin. It is situated c. 3 miles from the centre of the Provincial town of Banbridge, a popular commuter town in Co Down being c. 25 miles south of Greater Belfast and c. 15 miles north of Newry city.

The unit is finished to include concrete flooring, florescent strip lighting and electric roller shutter doors. The unit benefits from communal car parking and three phase electric.

Optional additional office space extending to 862 sq. ft. available. Details on request.

ACCOMMODATION

GROUND FLOOR		
Bay 1	538.2 sq. m	5,791 sq. ft.
Bay 2	585.4 sq. m	6,299 sq. ft.
Bay 3	98.7 sq. m	1,062 sq. ft.
TOTAL	1,222.3 sq m	13,152 sq ft

Option to lease additional office accommodation extending to 862 sq. ft.

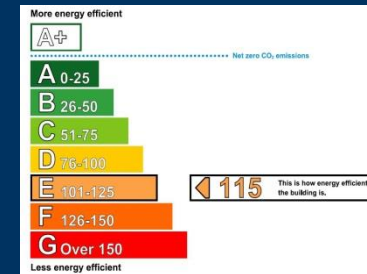
LEASE DETAILS

RENTAL:	Price on application.
TERM / RENT REVIEW:	Negotiable subject to periodic rent reviews.
REPAIRS:	Internal repairing lease.
SERVICE CHARGE:	Additional charges apply in terms of Service Charge.





EPC (E115)



NAV

The commercial rate in the pound for 2019 / 2020 is £0.600984.

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



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