



New Build Warehousing & Office  
18,680 sq ft

Bridgewater Park,  
Banbridge,  
BT32 4LF

**TO LET**

## PROPERTY SUMMARY

- **Modern new build warehouse/office with on site car parking.**
- **Located fronting the A1 Belfast – Dublin Dual Carriageway.**
- **Nearby occupiers include Tesco, M&S, Home Bargains and The Boulevard Outlet.**
- **18,680 Sq. Ft (1,735 sq m).**

## LOCATION

Situated in a prominent location directly on the main A1 Road linking Belfast to Dublin, Bridgewater Park is a short distance from the town of Banbridge.

Belfast is approximately 35 minutes North, and Dublin an hour south, making the location strategically located for distribution and logistics.

Over 1 million people live within 45 minutes, and 3 million are less than 90 minutes away.

## DESCRIPTION

The Subject property is located to the rear of the Tesco PFS at Bridgewater Retail Park in Banbridge, planning permission has been granted (LA08/2024/0448/F), for a modern purpose built warehouse facility with eves height of approx. 8.5m on a self-contained a 3-acre site.

The property will comprise modern two storey glazed office element fronting the entrance to the site alongside a modern warehouse with five roller shutter doors for access/servicing, the site will provide 46 car parking spaces at the front and will be landscaped to a high standard



For indicative purposes only



## ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Office	2,240	225
First Floor Office	2,240	225
Warehouse	14,200	1,319
<b>Total</b>	<b>18,680</b>	<b>1,735</b>

Site Area – c. 3 Acres

## LEASE DETAILS

Term:	Minimum 10 Years
Rent:	By negotiation.
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance:	Tenant to pay a proportion of the building's insurance premium.

## RATEABLE VALUE

NAV to be assessed.

## EPC

To be assessed.

## VAT

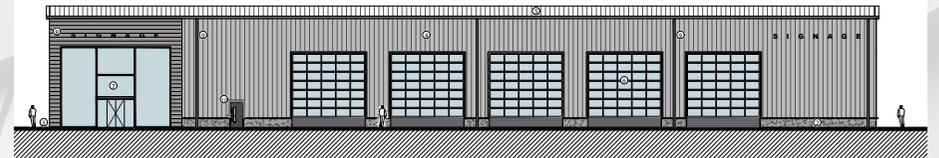
All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



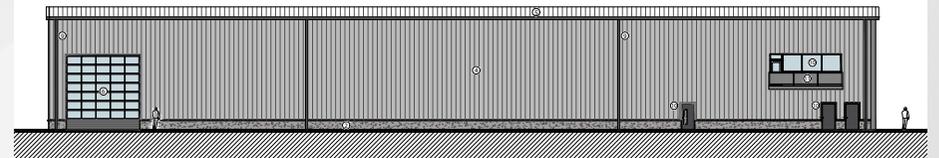
East Elevation



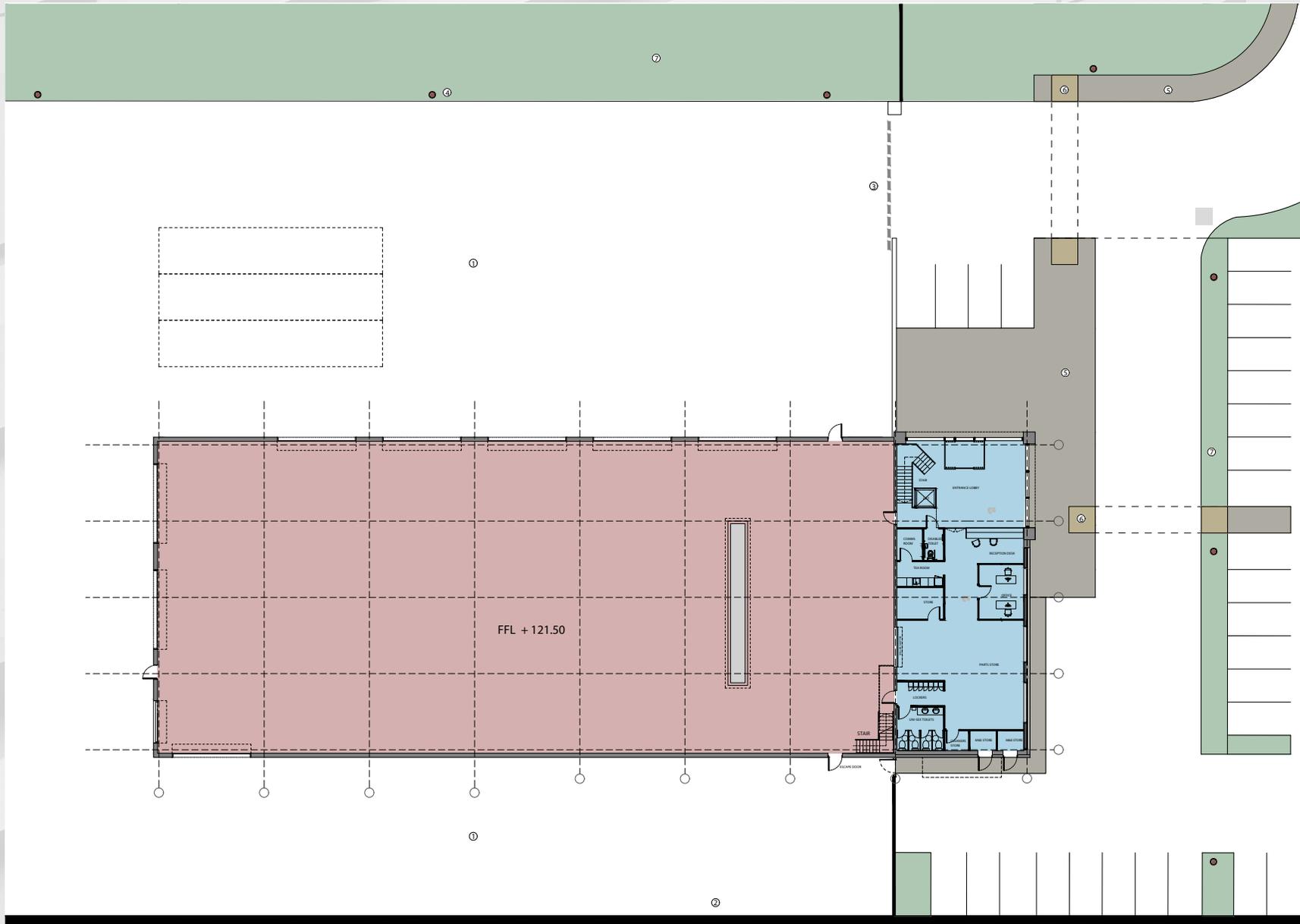
West Elevation



East Elevation



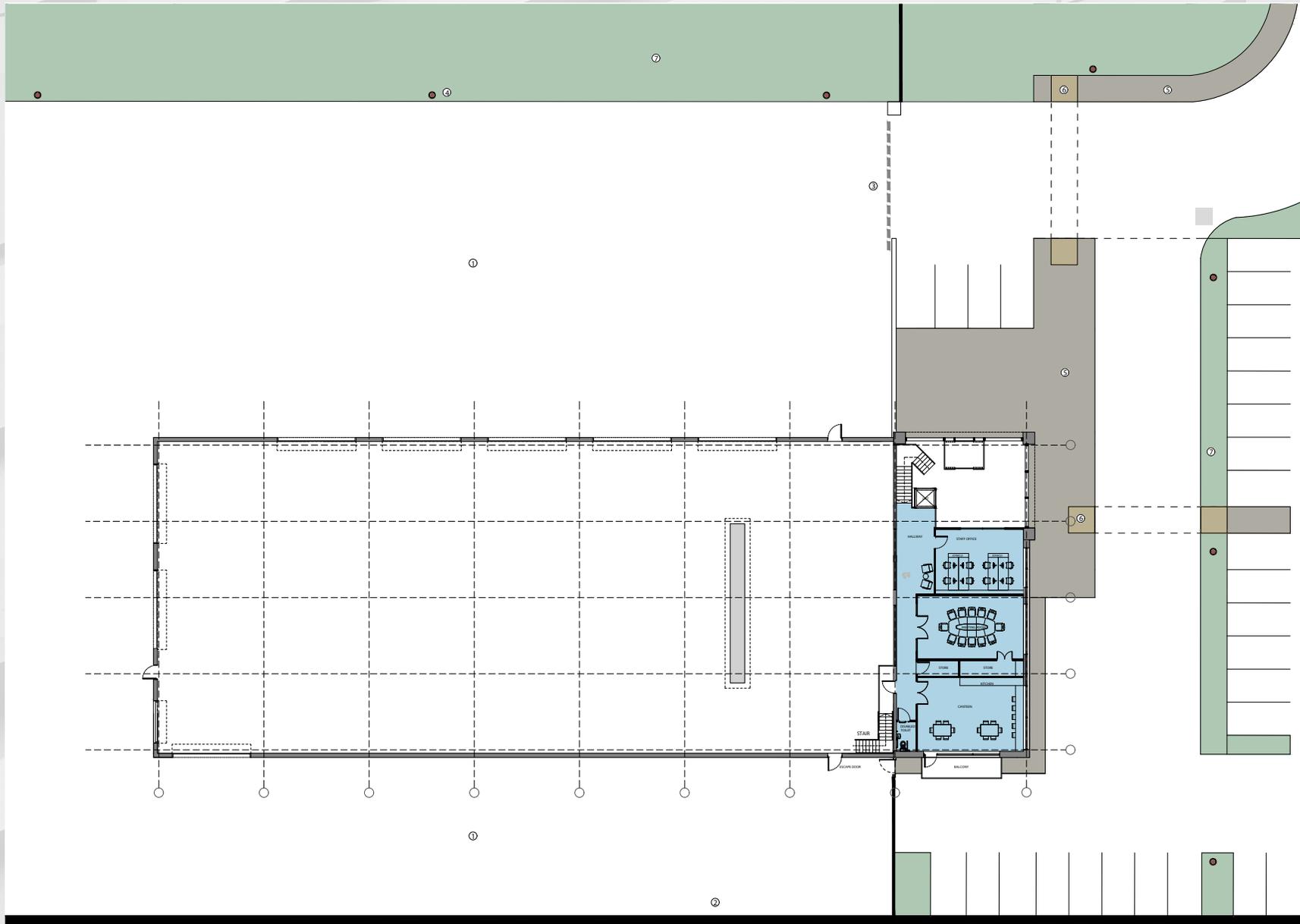
West Elevation



**GROUND FLOOR PLAN**

Not To Scale. For indicative purposes only.

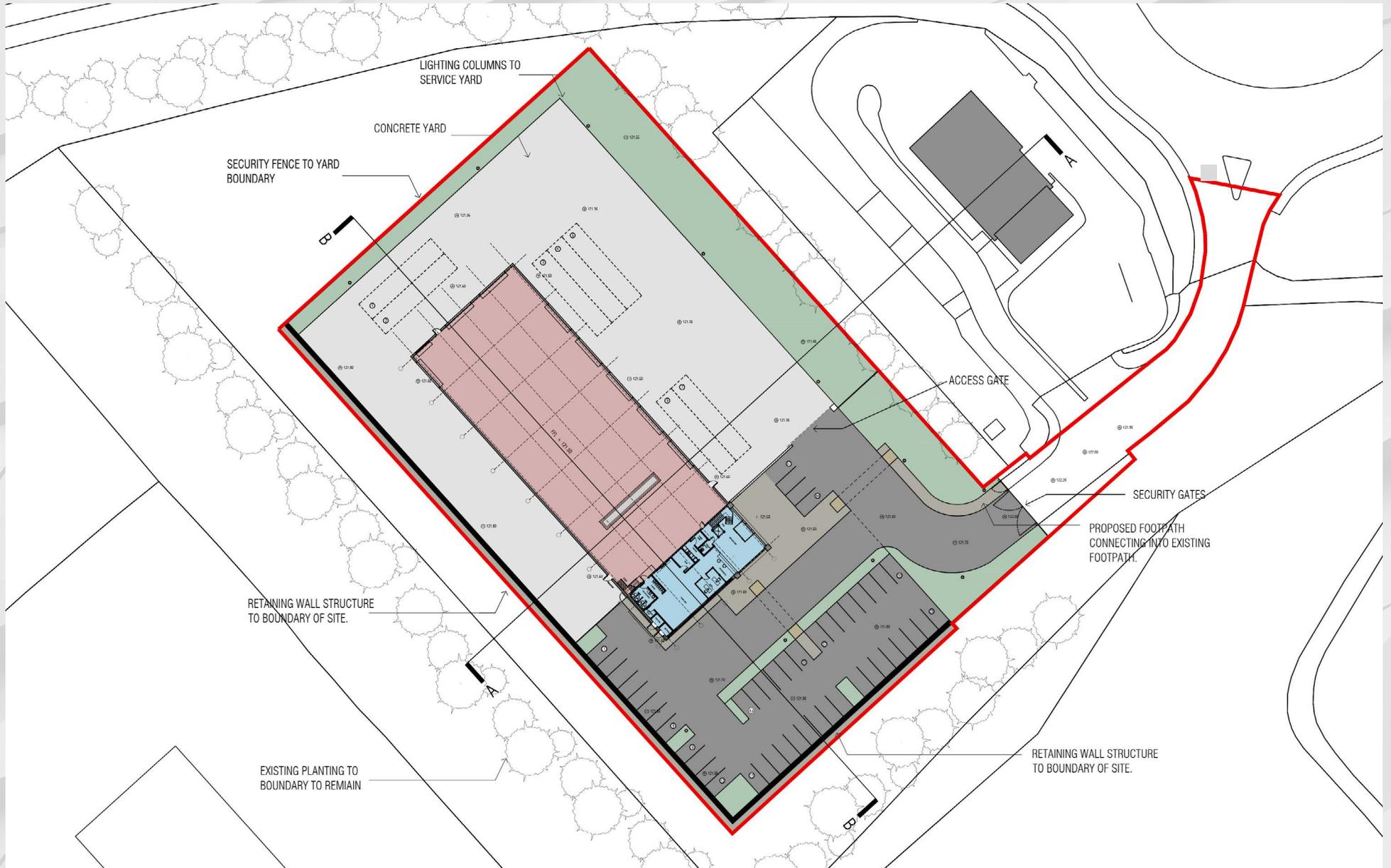




**FIRST FLOOR PLAN**

Not To Scale. For indicative purposes only.





**LANDSCAPE SITE PLAN**

Not To Scale. For indicative purposes only.



## VIEWING AND FURTHER INFORMATION

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