

INDUSTRIAL COMPLEX FOR SALE



Industrial Complex

BATTLEHILL ROAD, RICHHILL, CO ARMAGH

- Total floor area - 38,356 sq ft approx
- Site area - 11 acres approx.
- Secure compounds for commercial parking/storage
- Units from 6,340 sq ft to 38,355 sq ft

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Lisney

Location

The property is located just 100 m approx. off the main Portadown/Armagh Road fronting Battlehill Road, approximately 5 miles from Portadown, 6 miles from Armagh and 29 miles from Belfast. The property is within easy access of the M12 which leads to the M1 motorway. The site has an extensive, elevated frontage to the main road and passing traffic is in excess of 15,000 vehicles per day.

Description

The complex comprises 3 warehouse/workshop units which in total extend to 38,355 sq ft approx

Unit 1 – 22,200 sq ft approx. Comprises a single storey, open plan building, with concrete floors and 3 sliding door entrances, The structure of the unit is block-work wall supporting cladding and translucent panels in the roof. The unit benefits from 3 phase electricity and fluorescent strip lighting.

Unit 2 – 9815 sq ft. Comprises a 2 storey building with concrete floors, 2 sliding door entrances and fluorescent strip lighting.

Unit 3 – 6340 sq ft. Comprises a mix of open plan workshop/warehousing and office / reception area. The building is of steel portal frame with brickwork up to a height of 6 ft, supporting cladding and translucent roof panels. The unit benefits from fluorescent strip lighting, 2 oil fired blow heaters and concrete floors.

Site/Compounds

An 8ft palisade fence surrounds 2 compounds which can be accessed via two entrances from the Battlehill Road. The compounds are primarily concrete /loose stone surfaced and flat in topography. A further parcel of land to the rear of the enclosed compound runs adjacent to the Portadown Road. Within this piece of land, lies a disused railway track which has been partially removed.

Planning:

There have been a number of planning applications in relatively recent times for residential and industrial use. For further information contact the agent. Residential – (0/2008/0257/F) – Decision - Refusal; Industrial – (0/2008/0483/F) – Decision - Refusal; Industrial – (0/2008/0488/F) – Decision – Pending

Title: We understand the property will be sold freehold.

Price: Offers in the region of £750,000

All prices and outgoings are exclusive of but may be liable to V.A.T.

