

Lisney

.....
FOR SALE:
.....

Self-contained, modern warehouse with office accommodation.

**27 MAHON INDUSTRIAL ESTATE,
MAHON ROAD, PORTADOWN, BT62 3EH**



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CONTACT

Andrew Gawley or Lynn Taylor
028 9050 1501
agawley@lisney-belfast.com
ltaylor@lisney-belfast.com

**COMPRISING C. 31,257 SQ FT
ON A TOTAL SITE OF APPROX.
0.76 ACRES**

BRIEF

- Located within Mahon Industrial Estate off the Mahon Road, Portadown
- Comprising c. 31,257 Sq Ft
- Situated on a self-contained site of approximately 0.76 acres
- On site car parking for c. 12 cars

WWW.LISNEY.COM



LOCATION

Portadown is one of Northern Irelands leading industrial warehouse locations providing ease of access to the M1 motorway and approximately 23 miles south west of Belfast.

The excellent motorway infrastructure provides ease of access to the rest of the province, Belfast International and George Best Belfast City airports, as well as the ports of Belfast and Larne.

ACCOMMODATION

The premises are within a self-contained secure site of approximately 0.76 acres benefiting from a generous concrete yard providing ample parking and turning space, accessed by double front gates.

The main warehouse and offices are of a steel portal frame construction with a pitched metal clad roof and blockwork walls with metal cladding overlaid to the remainder. There has been an L shaped extension constructed to the side and rear of the existing unit.

Access to the main warehouse is via a pedestrian access into a reception area within the front office, which comprises numerous individual offices, kitchen and w.c

The subject property is located within the established Mahon Industrial Estate off the Mahon Road approximately 1 mile from the town centre.

Occupiers in the surrounding area comprise a number of high profile individual businesses/warehouse operators to include J P Corry, Bassetts and Craigavon Plastics.

facilities with further mezzanine storage space on first floor level. Internally the original warehouse benefits from a concrete floor, box lighting and an internal eaves height of c. 3.6 m. rising to a centre pitch of 4.6 m.

The adjoining extension is accessed via 2 electric roller shutter doors and a pedestrian entrance straight into the warehouse element. Comprising concrete floors, box lighting and oil fired blow heaters and an internal height of c. 4 m to underside of ground floor mezzanine.

Also on the ground floor are excellent office facilities comprising carpet flooring, plaster painted walls, suspended ceilings with recessed lighting and perimeter trunking.

RATES

We are advised by the Land and Property Service of the following:

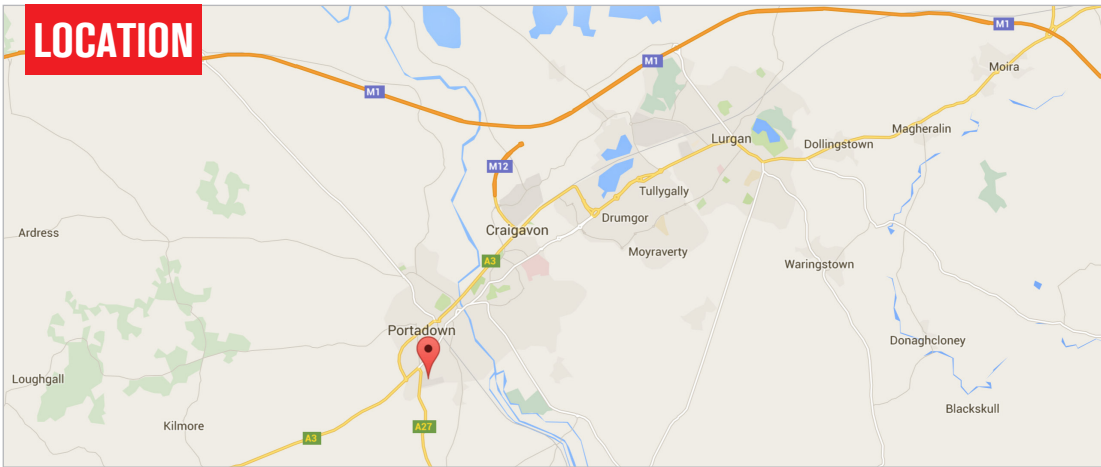
NAV	£56,200
Rate in the £ 2015/16	0.560611
Rates payable (Approx)	£31,507

There is a concrete mezzanine covering the majority of the extension with an internal height of 3m rising to a centre pitch of c. 6 m to roof level.

The property further benefits from electric roller shutters to the front elevation, oil heating and an alarm system.

ACCOMMODATION

Main Building	Area Ft²
Office - Ground (includes Kitchen & W.C.'s)	1,735
Storage - Mezzanine	1,900
Warehouse	5,655
Extension	
Warehouse & Offices Ground	11,929
Mezzanine Storage	10,038
Total	31,257



LOCATION

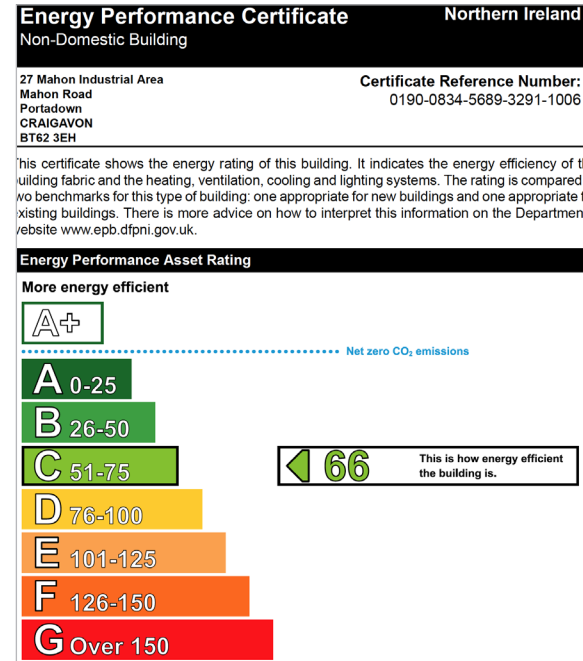
AERIAL



IMAGES



EPC RATING OF C66



TITLE

We understand the property is held by way of a long leasehold interest with a nominal ground rent.

Title Information is available upon request or inspection with prior appointment at: -

Arthur Cox, Victoria House, 15-17 Gloucester Street, Belfast, BT1 4LS Tel: 028 9023 0007

PRICE

Offers invited in the region of £400,000 Exclusive

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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