

Lisney

FOR SALE:

Self-contained, modern warehouse with office accommodation.

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



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CONTACT

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**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.

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.

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

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

ACCOMMODATION

Main Building	Area Ft ²
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

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.



AERIAL



IMAGES



EPC RATING OF C66

Energy Performance Certificate		Northern Ireland
Non-Domestic Building		
27 Mahon Industrial Area Mahon Road Portadown CRAIGAVON BT62 3EH	Certificate Reference Number: 0190-0834-5689-3291-1006	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department website www.epb.dfpni.gov.uk.</p>		
Energy Performance Asset Rating		
More energy efficient		
<p>A+ 0-25</p> <p>A 26-50</p> <p>B 51-75</p> <p>C 76-100</p> <p>D 101-125</p> <p>E 126-150</p> <p>F Over 150</p>		<p>Net zero CO₂ emissions</p> <p>66 This is how energy efficient the building is.</p>

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 £725,000 Exclusive

VAT

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

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