

Lisney

FOR SALE

Excellent food production and warehouse buildings with an ancillary office block comprising 35,918 sq ft on a site of approximately 4.64 Acres.

**CARN FOOD PARK, 7 DIVINY DRIVE,
CARN INDUSTRIAL ESTATE, PORTADOWN, BT63 5WE**

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CONTACT

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BRIEF

- Self-contained site comprising two buildings c. 35,918 sq ft
- Total site area of c. 4.64 Acres
- Good on-site parking, yard and turning circles
- Weighbridge
- Excellent location in close proximity to the M1 Motorway

Can be sold in 2 Lots:

LOT 1 – Food production warehouse with ancillary office block comprising 18,590 sq ft on a site of 3.03 acres

LOT 2 – Separate self-contained warehouse with ancillary offices comprising 17,328 sq ft on a site of 1.608 acres

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LOCATION

Carn and Seagoe Industrial Estate would be regarded as the premier industrial location in the Craigavon area and located approximately 1.7 miles from Junction 11 of the M1 motorway, 2 miles from Portadown Town Centre and 27 miles south West of Belfast.

The subject is situated in Carn Industrial Estate, Portadown and the area is a popular destination for industrial, warehouse and distribution and in particular food processing/production occupiers.

The office accommodation is fitted out to include plastered and painted walls, carpet floors and fluorescent lighting, suspended ceilings with recessed/strip lighting and electric wall heaters.

The production area is of brick/block construction to c.3m then cladding to the upper walls and roof with an eaves height of 5.4m and a ridge height of 7m.

Surrounding the building is an extensive concrete yard which allows lorry ramped access to two tailgate loading bays to the side elevation and 4 roller shutters to the rear.



DESCRIPTION

The subject property comprises a food production building with adjoining ancillary office element and a self-contained warehouse building on a rectangular, level site with dedicated car parking and hard standing/yard areas.

BUILDING 1 - FOOD PRODUCTION

The building consists of a reception area with numerous offices, store room, kitchen, male & female W/C facilities as well as a blast freezer, cold stores, chill stores, processing rooms, changing rooms and a boiler room.



BUILDING 2 - WAREHOUSE

The subject property comprises a warehouse building with internal ancillary office element on a self-contained and secured site with dedicated car parking.

The building is of brick/block construction to c.3m then cladding to the upper walls and roof with an eaves height of 5.38m and a ridge height of 7.6m.

To the front and rear there is an extensive concrete yard which allows lorry access to three roller shutter doors and good on site car parking.

Internally the building consists of a changing area, office, kitchen, male and female W/C facilities as well as the main warehouse.

There is also a weighbridge on site to the front of building 2.

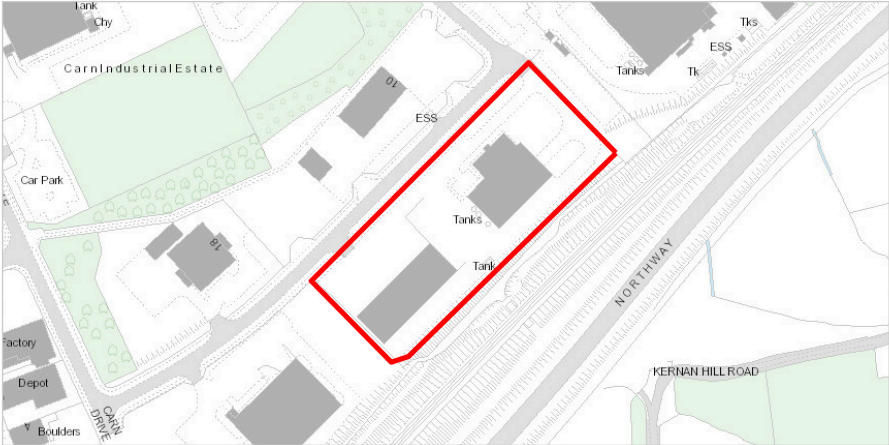
Overall the entire site provides good car parking and various landscaped grass areas, external lighting and CCTV, 2 access points with double gates as well as being secured by a steel post and chain link fence.



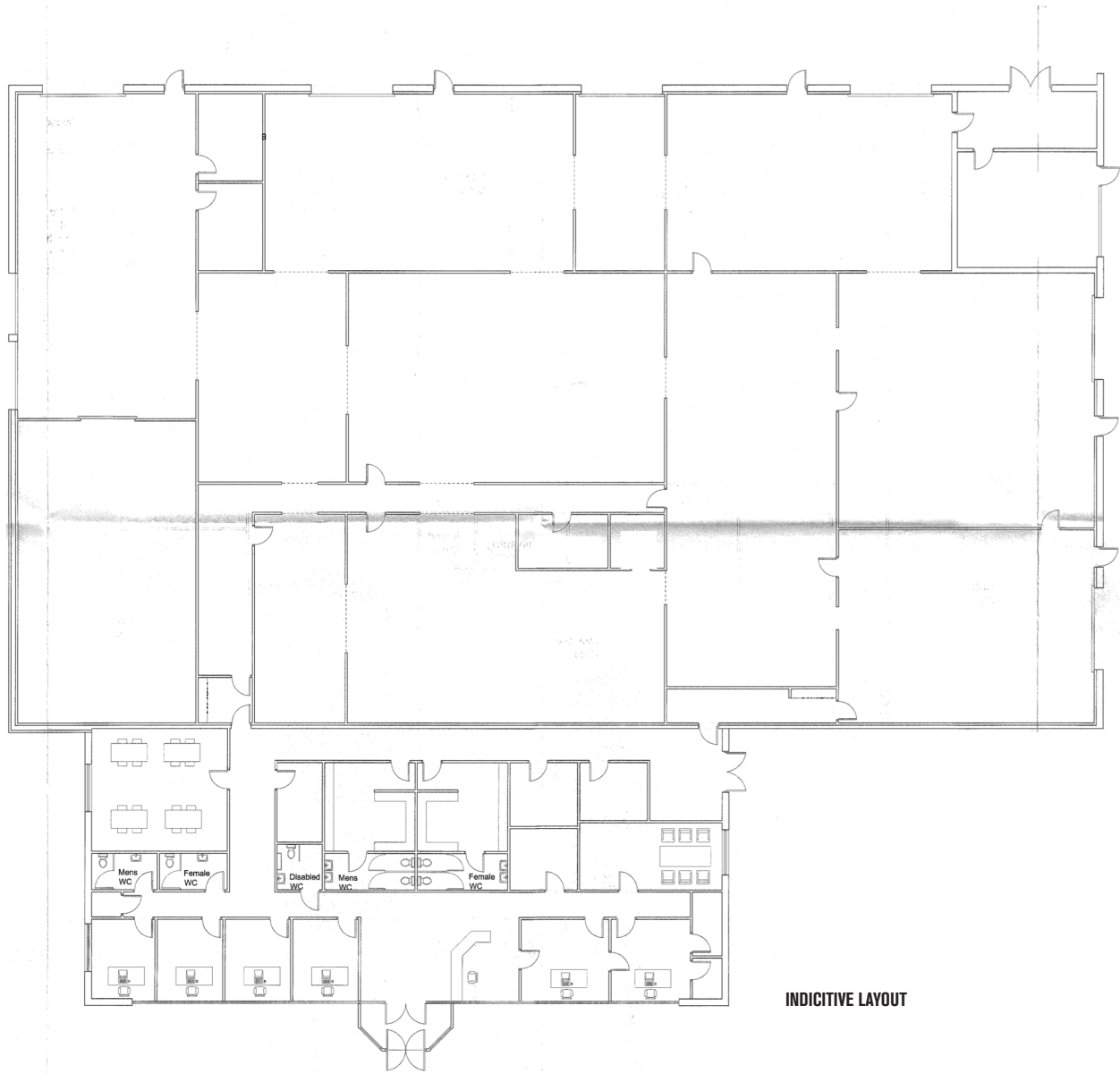
ACCOMMODATION

BUILDING	TYPE	SIZE
1	Food Production	18,590 sq ft on a site of 3.03 acres
2	Warehouse	17,328 sq ft on a site of 1.608 acres

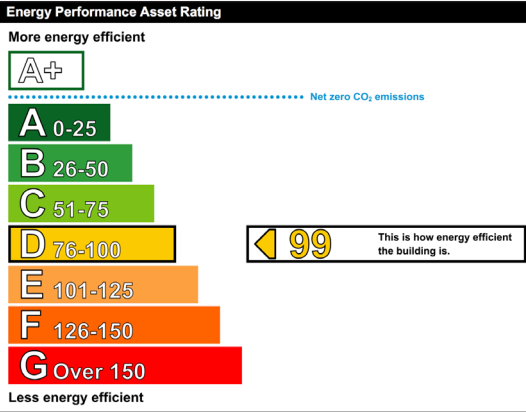
DEMISE



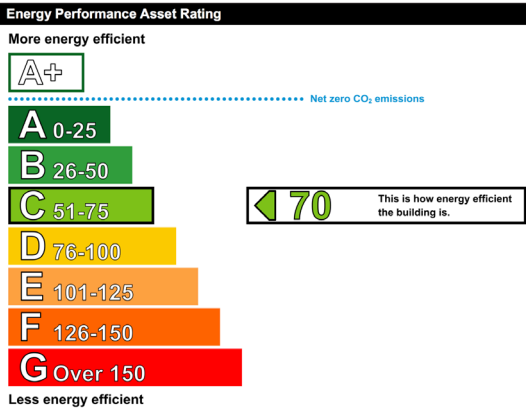
BUILDING 1 FLOOR PLAN



BUILDING 1 - EPC D99



BUILDING 2 - EPC C70



LOCATION MAP



ASKING PRICE

- Lot 1: Offers Over £900,000 exclusive.
- Lot 2: Offers Over £700,000 exclusive.

TITLE

We understand the property is held by way of a 999 year lease and subject to a nominal ground rent.

STAMP DUTY

This will be the responsibility of the purchaser.

RATES

We understand the rating liability is based on an industrial classification as per the LPS website:

NAV	£104,100
Rate in the £ 2016/17	0.568252

VAT

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

CONTACT

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