



**TO LET**

**KERNAN TECHNOLOGY PARK, 4 KERNAN ROAD, GILFORD, BT63 6BU**  
Excellent new build warehouse comprising c. 18,206 sq ft

**Lisney**

## Features

- Excellent new build warehouse
- Comprising c. 18,206 sq ft
- 2 x roller shutters & 1 x loading bay
- 7.4m eaves

## Location

Situated between Banbridge and Gilford with excellent access to the Banbridge/ Portadown/ Lurgan triangle.

The convenience to the A1 dual carriageway (4 miles approximately), Banbridge (3 miles approximately) and Craigavon (5 miles approximately) allows excellent access to Dublin and Belfast and the Motorway network.



## Description

The subject warehouse comprises steel portal frame construction fitted with block work walls and profiled cladding.

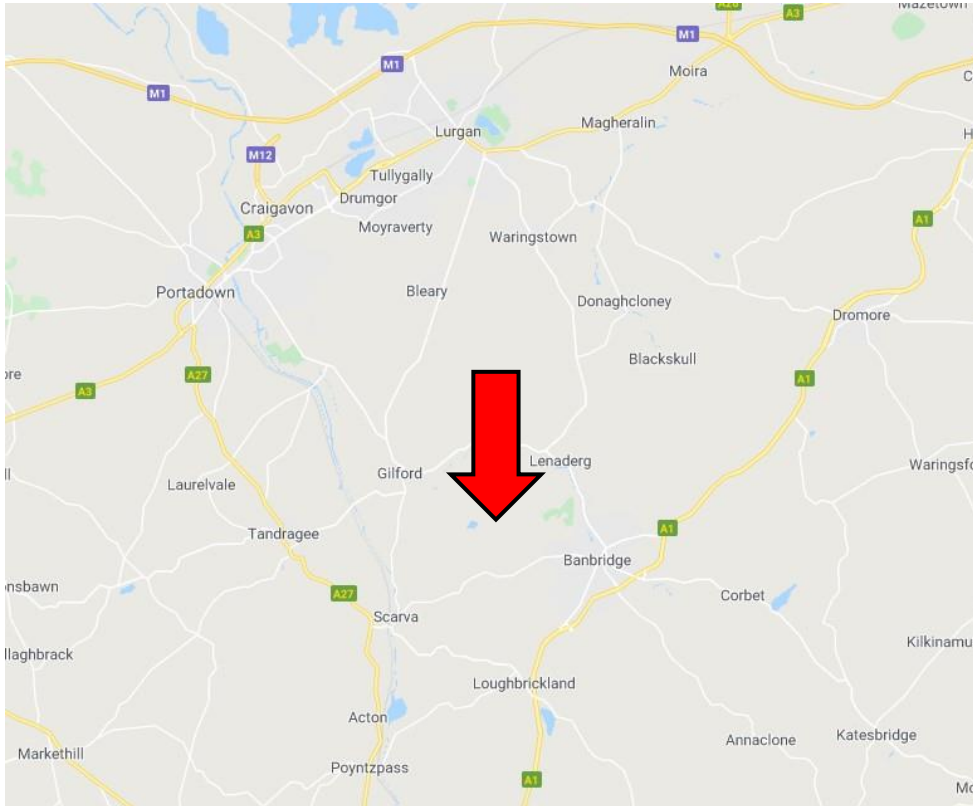
- 7.4m eaves height
- 2 x Electric roller shutter level access doors
- 1 x Electric roller shutter loading bay
- Concrete floor with cladding to the upper walls and roof
- 3 phase electricity with LED lighting
- 24/7 access, external lighting & CCTV on site
- Concrete surfaced circulation area / yard with good on site car parking

## Accommodation

The accommodation comprises approximately 18,206 sq ft







## Rent

£73,000 per annum exclusive.

## Lease Terms

A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.

For the year 2019/20 this is approximately £1,600 plus VAT.

## Rates

To be re-assessed upon occupation.

## VAT

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

## Contact

Andrew Gawley or Jonah McDowell

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## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.