



**FOR SALE**

**Station Road Complex, Station Road, Armagh, BT61 7NP**  
Former Southern Regional College warehouse comprising 20,900 sq ft on c. 1 Acre

**Lisney**

## Features

- Former Southern Regional College buildings
- Ideal for owner occupier or investor
- Detached property totalling c. 20,900 sq ft on c. 1 Acre
- Suitable for a wide variety of uses, subject to planning.

## Location

Armagh is situated approximately 10 miles South West of Portadown and 11 miles from the southern border via the A28 Killylea Road. It is a further 40 miles to Belfast and the Belfast International Airport respectively and a further 5 miles to Belfast City Airport via the M1 motorway.

The subject property is located at the end of Station Road in an area of mixed industrial, commercial and residential uses, lying into (but elevated from) the St Luke's Hospital site, to the northern edge of Armagh City centre.

The site also adjoins Station Road Resource Centre and Station Road Recycling Centre and is opposite a small Nursery and Playgroup facility.



## Description

The subject property comprises warehouse, storage and office accommodation on a site totalling c. 1 acre / 0.41 hectares.

Formerly used as a Southern Regional College the warehouse is split into a number of sections and comprises concrete floors, block walls and cladding to the roof.

There are 2 concrete yard areas at either end of the building with double access gates.

**Please note: there is an NIE substation and right-of-ways over the property. Full details are available upon request.**

## Accommodation

The approximate accommodation is as follows:

<b>Ground Floor</b>	18,350 sqft	1,700 sqm
<b>Mezzanine</b>	2,550 sqft	237 sqm

## Planning

All prospective purchasers should make their own enquiries concerning planning.

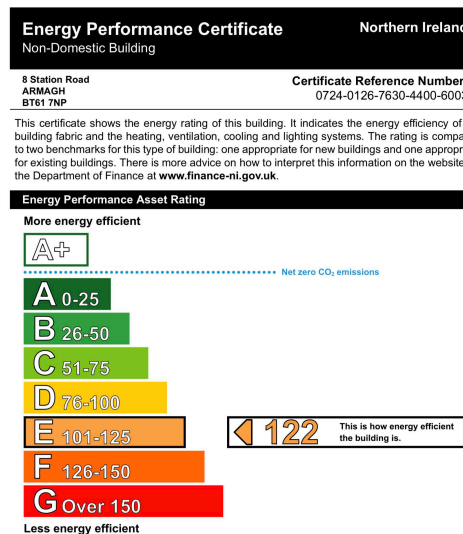




## EPC Rating

The property has an Energy Efficiency rating of E122.

A full certificate can be made available upon request.



## Title

We understand the subject is held by way of a fee farm grant.

## Asking Price

Offers in excess of £375,000 exclusive.

## Rates

To be re-assessed upon occupation.

## Stamp Duty

This will be the responsibility of the purchaser.

## VAT

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

## Contact

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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/uksi/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.