



Lambert
Smith
Hampton

Lisney
COMMERCIAL REAL ESTATE

**NEW BUILD
LIGHT INDUSTRIAL /
DISTRIBUTION WAREHOUSING**

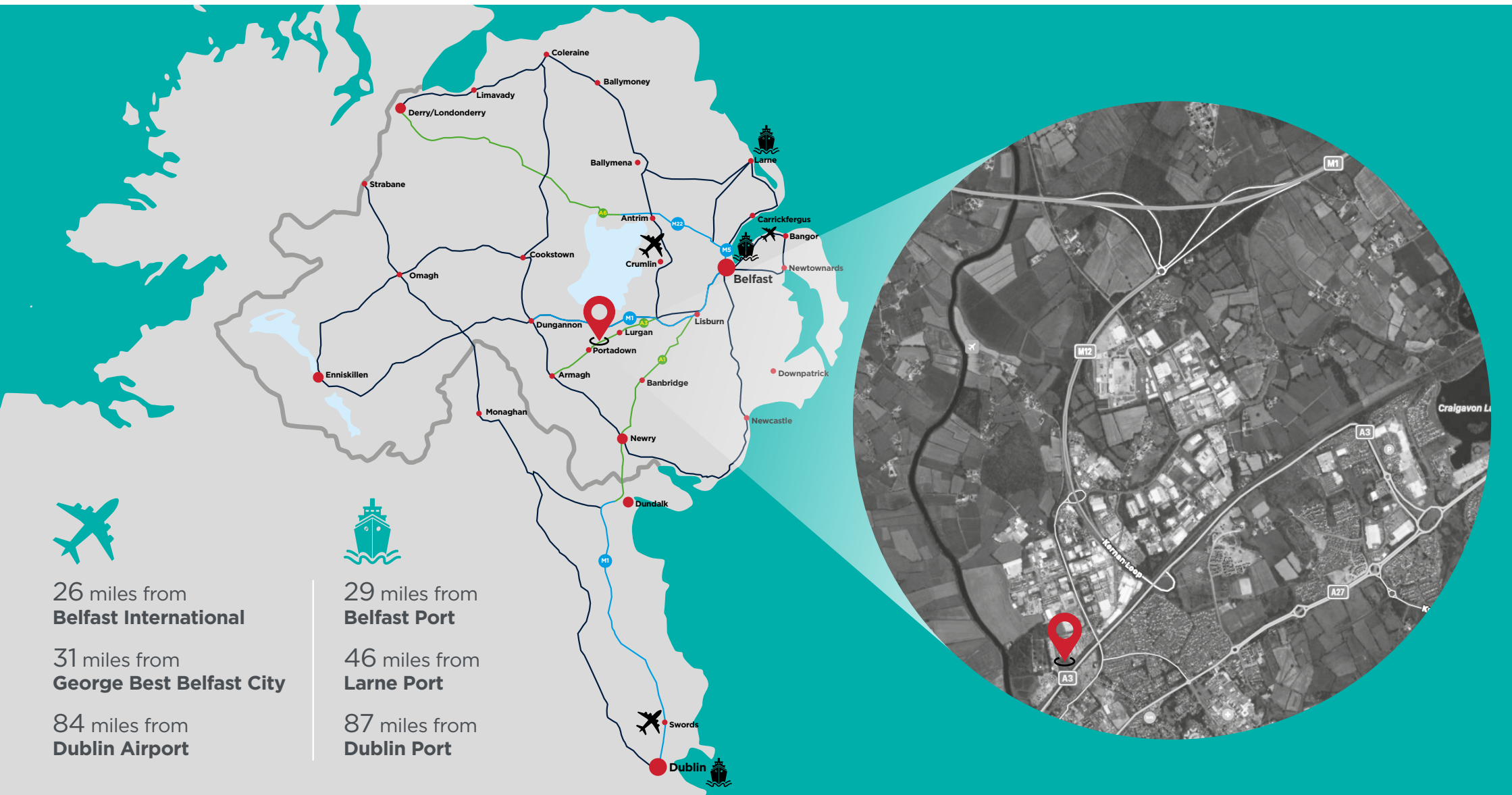
TO LET

53 – 62 Seagoe Road,
Portadown, BT63 5QE
From 10,763 sq ft - 32,289 sq ft On a Site of 2.22 acres

LOCATION

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53 – 62 SEAGOE ROAD

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PORTADOWN

SPECIFICATION

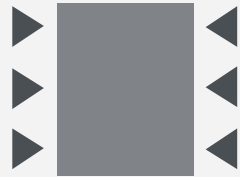
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80MM

KINGSPAN ARCHITECTURAL
MICRORIB AND TRAPEZOIDAL



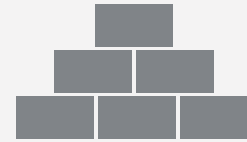
35KN/SQM

FLOOR LOADING



LED

LIGHTING



2MHIGH

BLOCKWORK



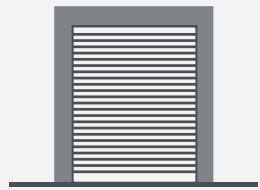
15%

ROOFLIGHTS



MIN21M

CONCRETE LOADING APRON



DOORS

2NO. 5M ELECTRIC ROLLER
SHUTTER DOORS



ALUMINIUM

FENESTRATION



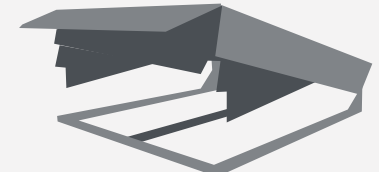
2.22 ACRES / 0.9HA

SITE AREA

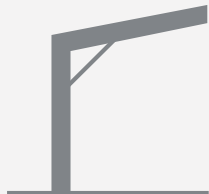


2.4M

SECURITY FENCING
TO PERIMETER



**1NO.
DOCK LEVELLER**



12.35M

EAVES



14.75M

APEX



CAR PARKING



HGV

PARKING



POWER

3 PHASE ELECTRIC
SUPPLY



GAS

53 – 62 SEAGOE ROAD

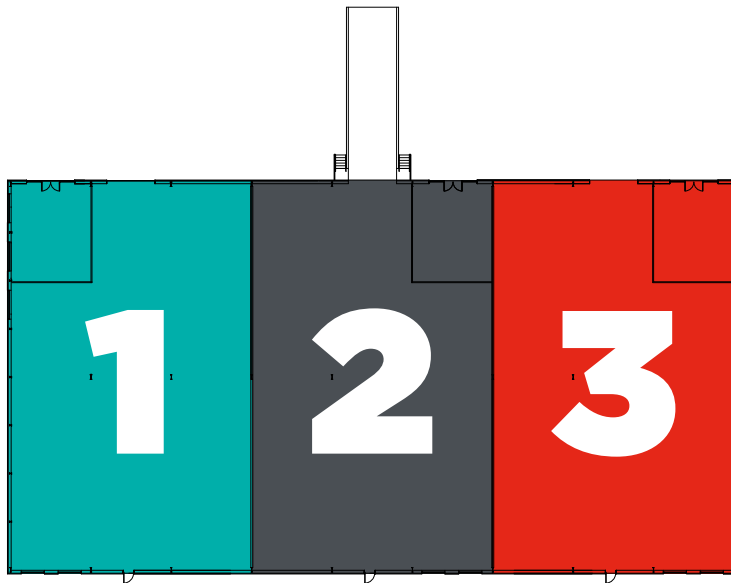
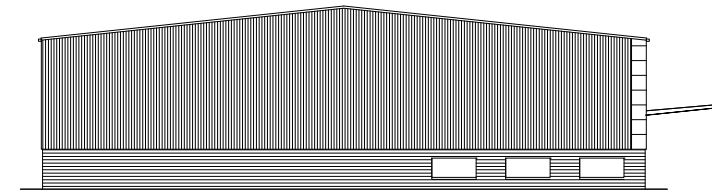
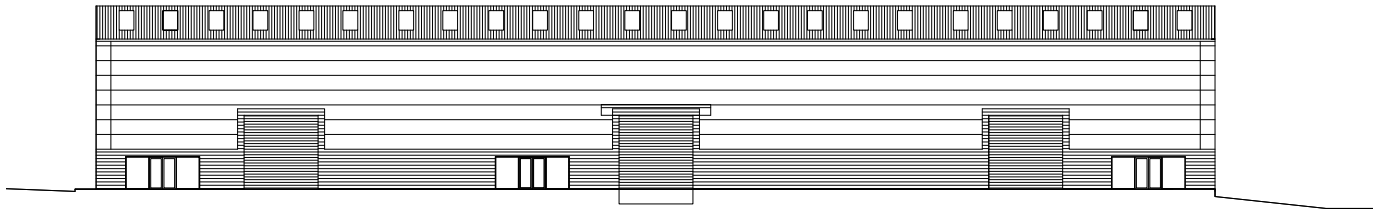
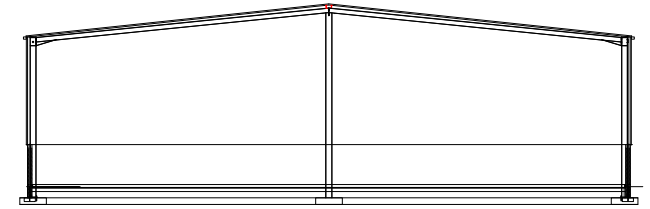
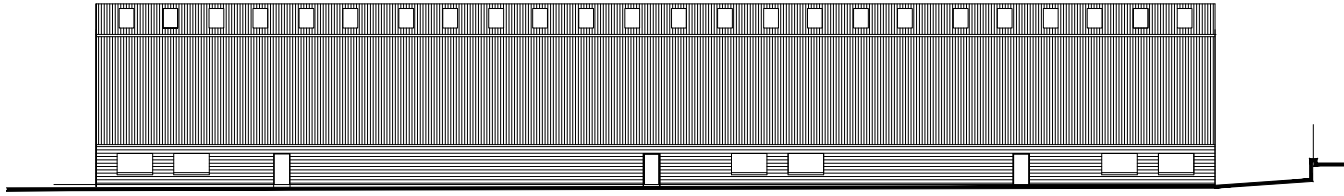
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SCHEDULE OF ACCOMMODATION

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Unit 1 10,763 sq ft /
1,000 sq m

Unit 2 10,763 sq ft /
1,000 sq m

Unit 3 10,763 sq ft /
1,000 sq m

Total size
32,289 sq ft /
3,000 sq m

CAD plans available upon request

53 – 62 SEAGOE ROAD

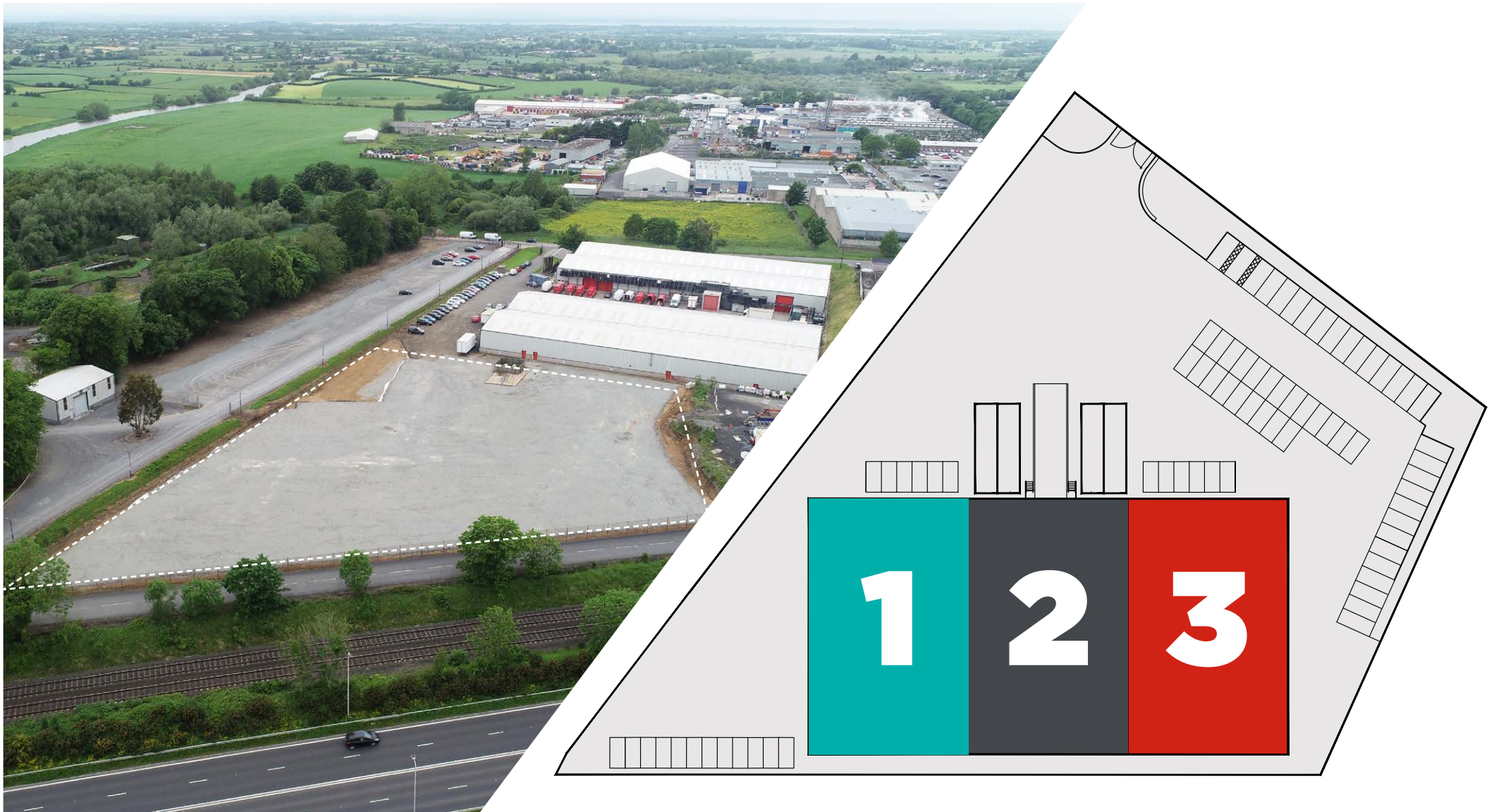
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SITE PLAN

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FOR INDICATIVE PURPOSES ONLY

PORTADOWN

PLANNING

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INFORMATION & CONTACT

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Lease Details

| | |
|-----------------------|--|
| Term | 15 years. |
| Repair | The Tenant will be responsible for external and internal repairs. |
| Rent | On application. |
| Rent Review | 5 yearly. |
| Service Charge | A service charge will be levied to cover the costs of the general running of the business park. This is estimated to be approximately £0.25 per sq ft. |
| Insurance | The Tenant will reimburse the Landlord with the cost of insuring the premises. |

Rates

To be assessed upon completion.

VAT

We are advised that the subject property is VAT registered, therefore VAT will be payable in addition to the prices quoted.

Contact

Lisney
COMMERCIAL REAL ESTATE

Jonathan Haughey

T: 07718 571498

E: jhaughey@lisney-belfast.com

Montgomery House
29-33 Montgomery Street
Belfast, BT1 4NX

T: 028 9050 1501

W: www.lisney.com

**Lambert
Smith
Hampton**

Ian Harbinson

T: 07876 454232

E: iharbinson@lsh.ie

Clarence House
4-10 May Street
Belfast, BT1 4NJ

T: 028 9026 9257

W: www.lsh.ie

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