

NEW BUILD

TRADE COUNTER RETAIL/ LIGHT INDUSTRIAL/WAREHOUSING

From 4,902 Sq ft - 14,754 Sq ft
On a Site of 1.47 Acres



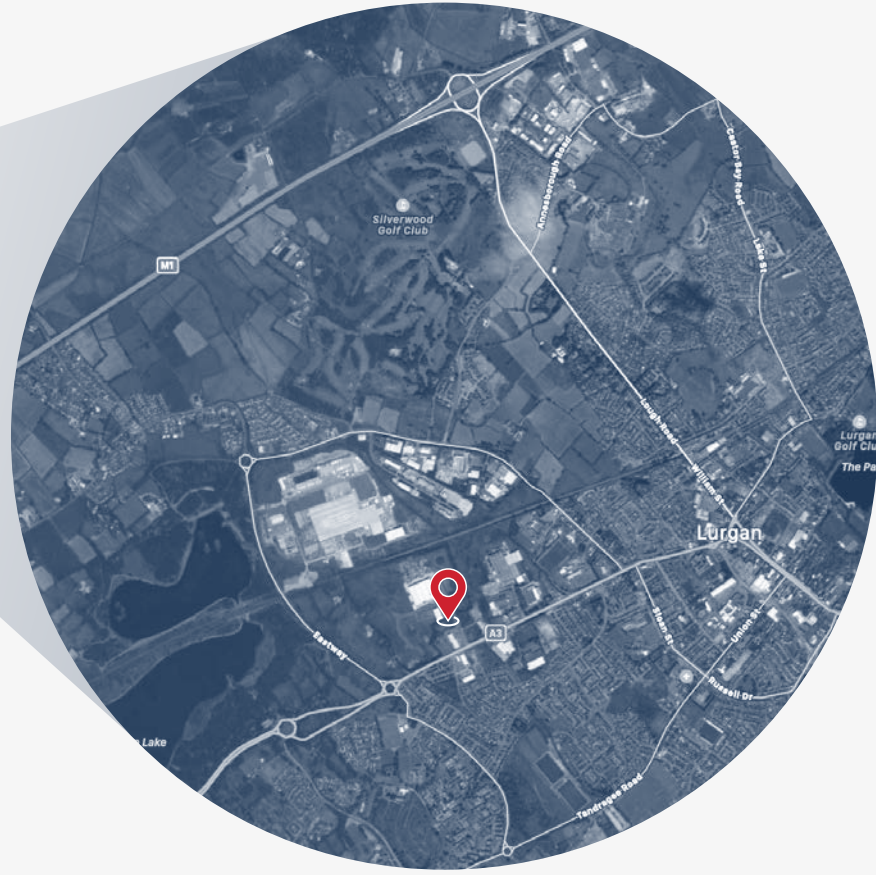
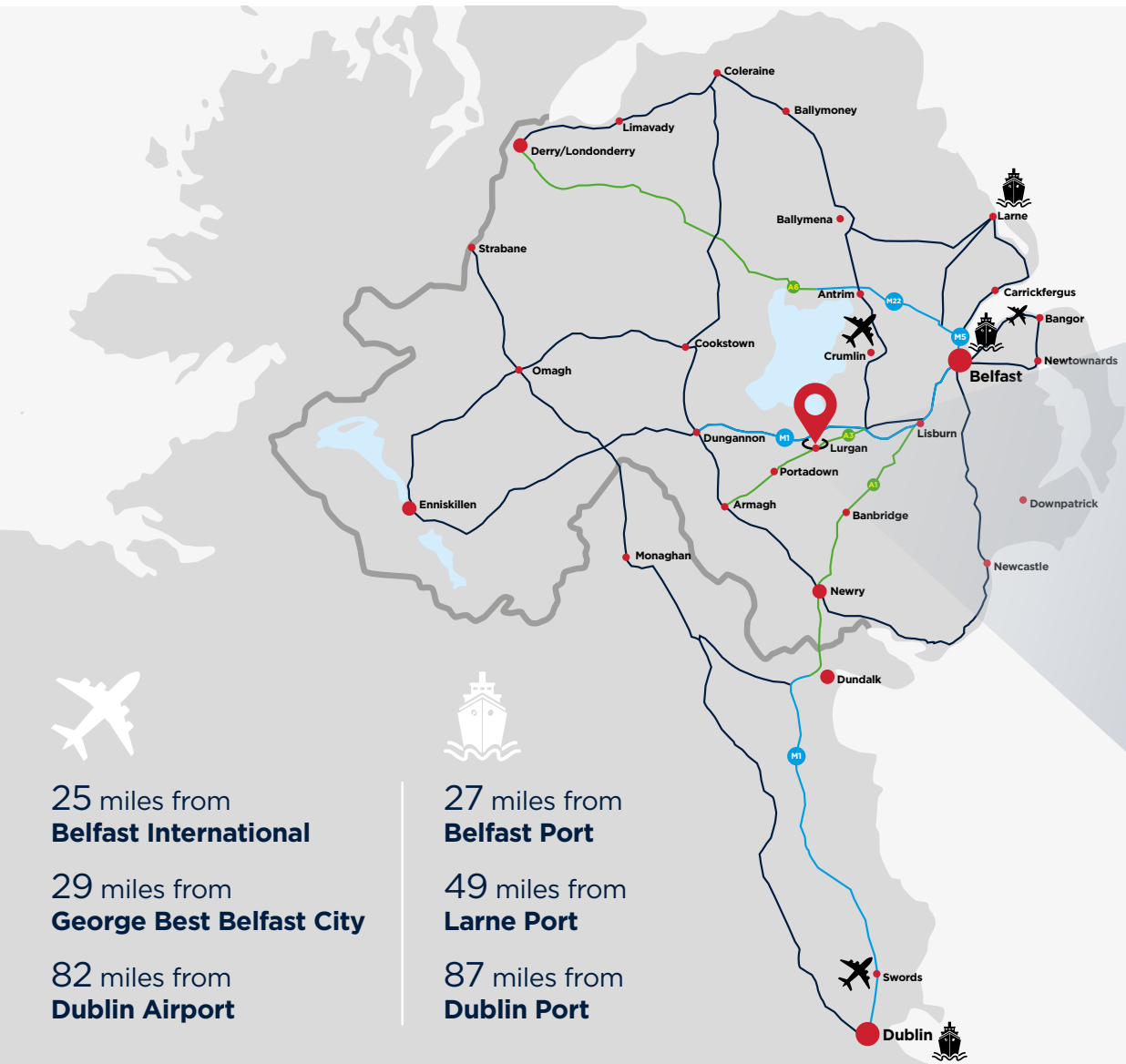
Lambert
Smith
Hampton

Lisney
COMMERCIAL REAL ESTATE

Units 9A & 9B, Quarry Business Park,
Portadown Road, Lurgan, BT66 8QF

TO LET

QUARRY BUSINESS PARK LOCATION



UNITS 9A & 9B

LURGAN

QUARRY BUSINESS PARK PROPOSED SPECIFICATION

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80MM

KINGSPAN ARCHITECTURAL
MICRORIB AND TRAPEZOIDAL



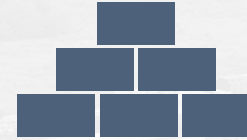
35KN / SQM

FLOOR LOADING
MEZZANINE SUPPORTING



LED

LIGHTING



1.2M HIGH

BLOCKWORK



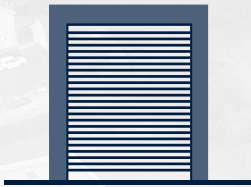
15%

ROOFLIGHTS



MIN 10M

LOADING APRON



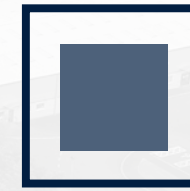
3 NO. DOORS

5M ELECTRIC
ROLLER SHUTTER



ALUMINIUM

FENESTRATION



1.47 ACRES / 0.59 HA

SITE AREA



2.4M

SECURITY FENCING
TO PERIMETER



SECURE ACCESS



6.3M

EAVES



7.4M

APEX



PARKING

YARD AND
TARMACADAM SPACES



POWER

3 PHASE ELECTRIC
SUPPLY

QUARRY BUSINESS PARK SCHEDULE OF ACCOMMODATION

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Unit 9A 9,820 sq ft / 912.3 sq m plus yard of .82 acres / 3,336sq m

Unit 9B 4,827 sq ft / 448.4 sq m

Unit 9C 7,351 sq ft / 682.9 sq m

Total size
22,184 sq ft / 2,061 sq m

CAD plans available upon request



QUARRY BUSINESS PARK PLANNING HISTORY



Application Number	Proposal	Status
N/1998/0456	Erection of Business Park (comprising units for warehousing, light industrial use and retail warehousing)(Amended Proposal)	Granted



QUARRY BUSINESS PARK



UNITS 9A & 9B

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QUARRY BUSINESS PARK

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UNITS 9A & 9B

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QUARRY BUSINESS PARK



QUARRY BUSINESS PARK



UNITS 9A & 9B

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QUARRY BUSINESS PARK

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 £0.75 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

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