

TO LET (BY WAY OF ASSIGNMENT)

Springhill Road, Carnbane Industrial Estate, Newry, BT35 6EF

HIGH SPECIFICATION INDUSTRIAL PREMISES WITH ANCILLARY OFFICE ACCOMMODATION C. 64,304 SQ.FT

ON A SELF CONTAINED SECURE SITE OF C. 4 ACRES.

Lisney

COMMERCIAL REAL ESTATE



FEATURES

High specification industrial premises and ancillary office space c. 64,304 sq. ft

Prominently positioned in one of Newry's premier industrial estates

Strategically located just off the A1 dual carriageway which provides easy access to Belfast and Dublin

Secure self contained site of circa 4.05 acres in total with significant yard space of circa 2.56 acres

LOCATION

The subject occupies a prominent position on the Springhill Road and is located in close proximity to the A1 dual carriageway approximately 37 miles south of Belfast and 67 miles north of Dublin.

Given it's strategic location, it is unsurprising that neighbouring occupiers include MJM Group, O'Hare & McGovern, Norbrook Laboratories and Modern Tyres.

DESCRIPTION

The overall site covers an area of c. 4.05 acres with approximately 58,944 sq ft of industrial / warehouse space and circa 5,350 sq ft of ancillary office space.

The site benefits from a security hut, extensive car parking and yard space of approximately 2.56 acres and two double electric entrance/ exit gates which allow for a significant turning circle.

ACCOMMODATION

We understand the following applies:

Level	Area (Sq M)	Area (Sq ft)
Warehouse	5,476	58,944
Offices	498	5,360
TOTAL	5,974	64,304

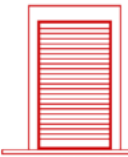
KEY FEATURES OF THE WAREHOUSE ELEMENT:



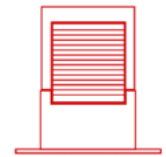
STEEL PORTAL
FRAME
CONSTRUCTION



BLOCKWORK WALLS
TO 10' & CLADDING
TO THE UPPER
WALLS & ROOF



MULTIPLE ELECTRIC ROLLER
SHUTTER ACCESS DOORS



1 NO. DOCK
LEVELLER



CONCRETE FLOORS



4.8M EAVES/ 8.68M APEX



UP TO 3,600 KVA
POWER SUPPLY



OVERHEAD GAS
HEATERS

KEY FEATURES OF THE OFFICE ELEMENT:



CARPETED FLOORS



SUSPENDED CEILING WITH A
MIX OF LIGHTING



PAINTED WALLS



PERIMETER
TRUNKING



CAT 5 & PART OPTIC
CABLING



HVAC COOLING & HEATING
IN PART PLUS OIL FIRED
RADIATORS



STAFF CHANGING &
SHOWER FACILITIES



CCTV

LEASE DETAILS

The property is offered to let by way of an assignment of the current lease, the headline terms of which are outlined below. Further details are available on request.

Rent: Further details upon request
Term: Remainder of the 30 year term expiring 13th July 2036
Repairs: Full Repairing and Insuring
Insurance: The Tenant will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit

RATES

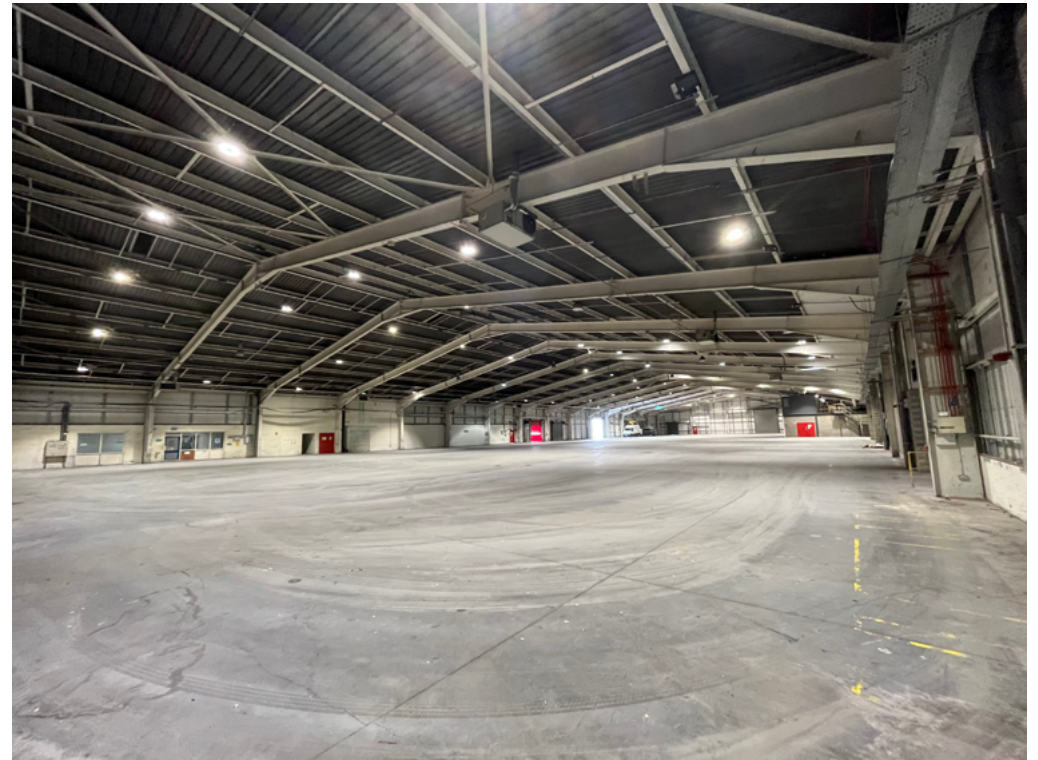
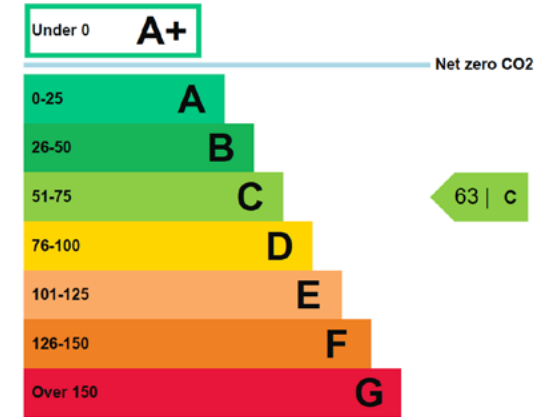
Rates payable for the year 2022/2023 are £22,114.44. Please contact the agent for further information.

VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

EPC

The property has an energy rating of C63.







LOCATION



Lisney
COMMERCIAL REAL ESTATE

For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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