

**FOR SALE (MAY LET)**

**Units 7 & 8 Mayfair Business Centre, Portadown, BT62 1HA**

**PROMINENT WAREHOUSE WITH YARD SPACE AND DOCK LEVELLER APPROX. 9,937 SQ FT**

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OUTLINE FOR INDICATIVE PURPOSES ONLY



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## FEATURES

Warehouse accommodation of approximately 9,937 sq ft including ancillary office space

Convenient access to M1 motorway network

Circa 5m eaves with 3 electric roller shutter doors

Yard space with ample space for circulation and car parking

### LOCATION

The subject property is located within Mayfair Business Centre in Portadown, accessed off Garvaghy Road. This location benefits from excellent transport links, being in close proximity to the M1 motorway, with the Birches roundabout (Junction 12) just a 7 minute drive away. Given it's strategic strategic location the warehouse will appeal to a wide range of end users, particularly logistics services providers.

Occupiers within the wider area include Ulster Carpets, Terry Design, Haldane Fisher and Kerr's Tyres

### DESCRIPTION

The property comprises a steel portal frame warehouse partially metal clad with the remainder finished in rendered blockwork. The unit benefits from 3 electric roller shutter doors, one of which opens onto a dock leveller, concrete floor, LED lighting, 5m eaves and oil heating in the office element. Externally there is a large yard which offers generous car parking and circulation space.





## ACCOMMODATION

The areas below are approximate areas.

Description	Sq Ft	Sq M
Units 7 & 8	9,937	923.18

## SERVICE CHARGE

A Service Charge will be levied to cover the cost of services such as estate management and maintenance of common areas etc. The service charge for the current year is £728.76, exclusive.

## TITLE

The property is held by way of a long leasehold commencing 19th September 1996 for a term of 999 years and is subject to a nominal ground rent

## RATES PAYABLE

NAV:	£34,200
Rates Poundage 2024/25:	0.589553
Rates Payable:	£20,162.71

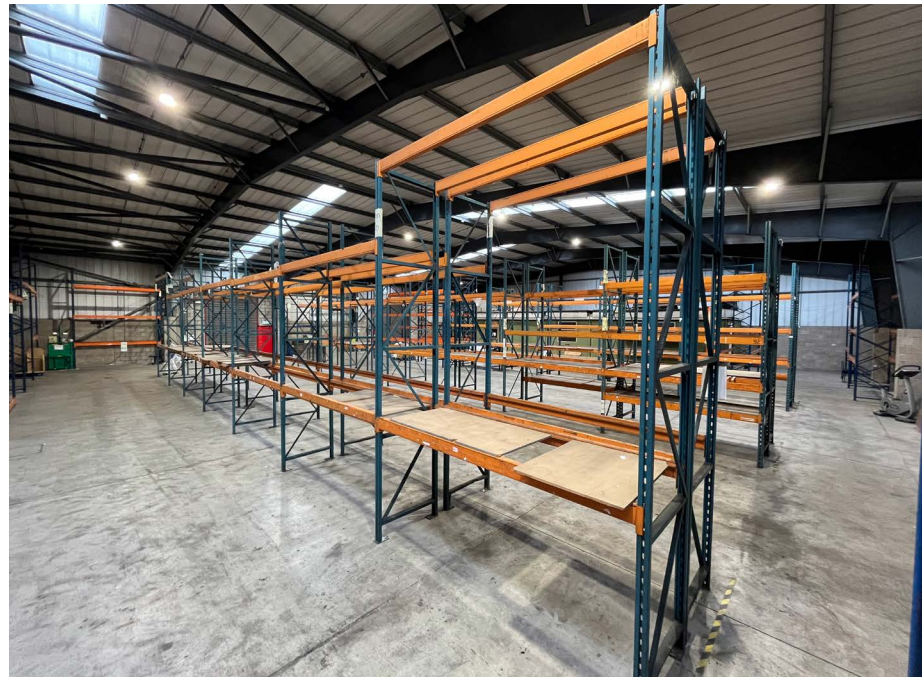
## PRICE

£400,000, exclusive.

While the preference is to sell, offers to lease the premises may be considered.

## LEASE DETAILS

Rent:	£45,000 per annum, exclusive.
Term:	By negotiation
Repairs:	Fully Repairing and Insuring
Insurance:	Tenants will be responsible for reimbursing the Landlord or the cost of the buildings insurance premium for their unit.





## LOCATION



## VAT

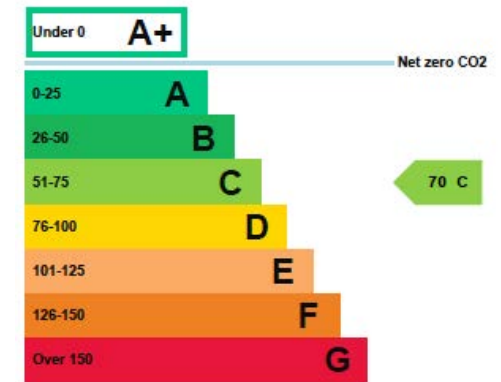
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp duty will be the responsibility of the purchaser.

## EPC

The property has an Energy Efficiency rating of C70. The full Certificate can be made available upon request.



## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. 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.

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### For further information:

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Viewing Strictly by appointment with the sole selling/letting agent Lisney.

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