

TO LET

57b & 57c Whitesides Hill, Portadown BT62 3RJ

MODERN WAREHOUSE PREMISES RANGING FROM APPROX 5,900–11,950 SQFT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

2no Warehouses available separately or as a whole

Eaves height of 5.5m rising to 7m at apex

3 phase electricity

Accessed via high clearance (5.3m) electric roller shutter

Property outline for indicative purposes only



LOCATION

The subject properties are located on Whitesides Hill, off Tandragee Road on the periphery of Portadown.

The location benefits from strong transport links being on the main road between Portadown and Tandragee (2.5 miles), in close proximity to the A3 towards Armagh (11 miles) and convenient to the M1 motorway (8 miles). Given this strategic location, occupiers in the vicinity include Shelbourne Motors and Haldane Fisher, while the well established Mahon Industrial Estate is within 3 miles.

DESCRIPTION

The subjects comprise 2no. modern warehouses built to the same specification to include steel portal frame (5.5m eaves) on a concrete floor, part block/clad walls, metal clad roof with translucent roof lights, electric roller shutters and fluorescent lighting.

The warehouses also benefit from a large shared secure yard to the front.

Offers will be considered for both warehouses (11,950 sqft) or separately (5,900 sqft and 6,050 sqft respectively).

ACCOMMODATION

Description	sqm	sqft
57b	562.06	6,050
57c	548.12	5,900
TOTAL	1,110.18	11,950

**The areas given above are approximate*

RATES PAYABLE

	57b	57c
NAV	£12,800	£12,900
Rates Poundage 2025/26	0.609969	0.609969
Rates Payable	£7,807.60	£7,868.60

LEASE DETAILS

Rent

Price upon application.

Term

By negotiation.

Repairs

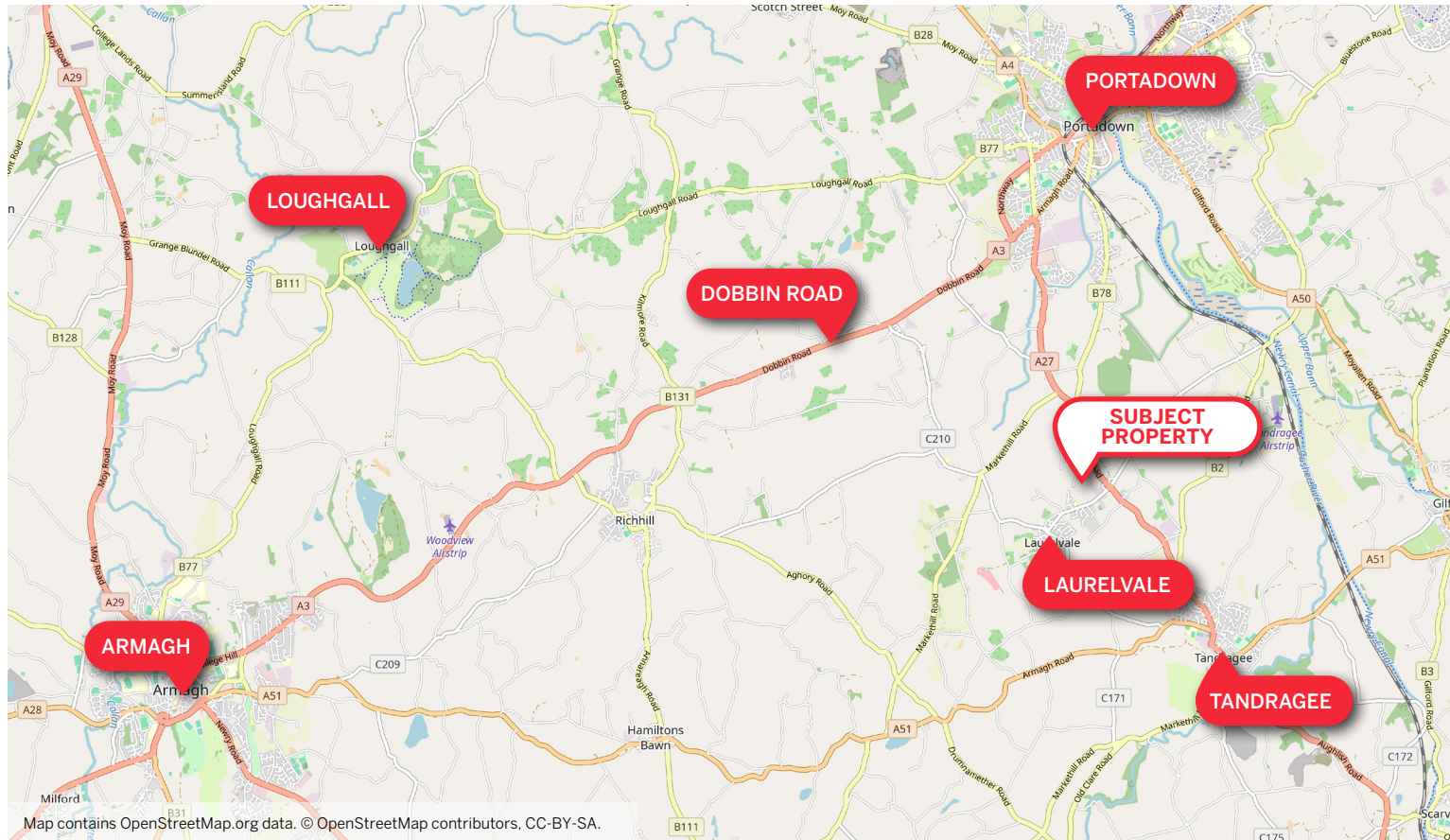
Fully repairing & insuring.

Insurance

Tenants will be responsible for reimbursing the landlord with the cost of the insurance premium for their unit.



LOCATION



VAT

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

EPC

The property has an Energy Efficiency rating of D80. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ Net zero CO ₂ emissions	
0-25	A	
26-50	B	
51-75	C	
76-100	D	80 D
101-125	E	
126-150	F	
>150	G	

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/uksi/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.

REF 24685

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