

INDUSTRIAL UNIT TO LET

UNIT 1, 4-6 BANBRIDGE ROAD, GILFORD, CRAIGAVON, BT63 6DJ

CBRE NI

PART OF THE AFFILIATE NETWORK



INDUSTRIAL UNIT TO LET

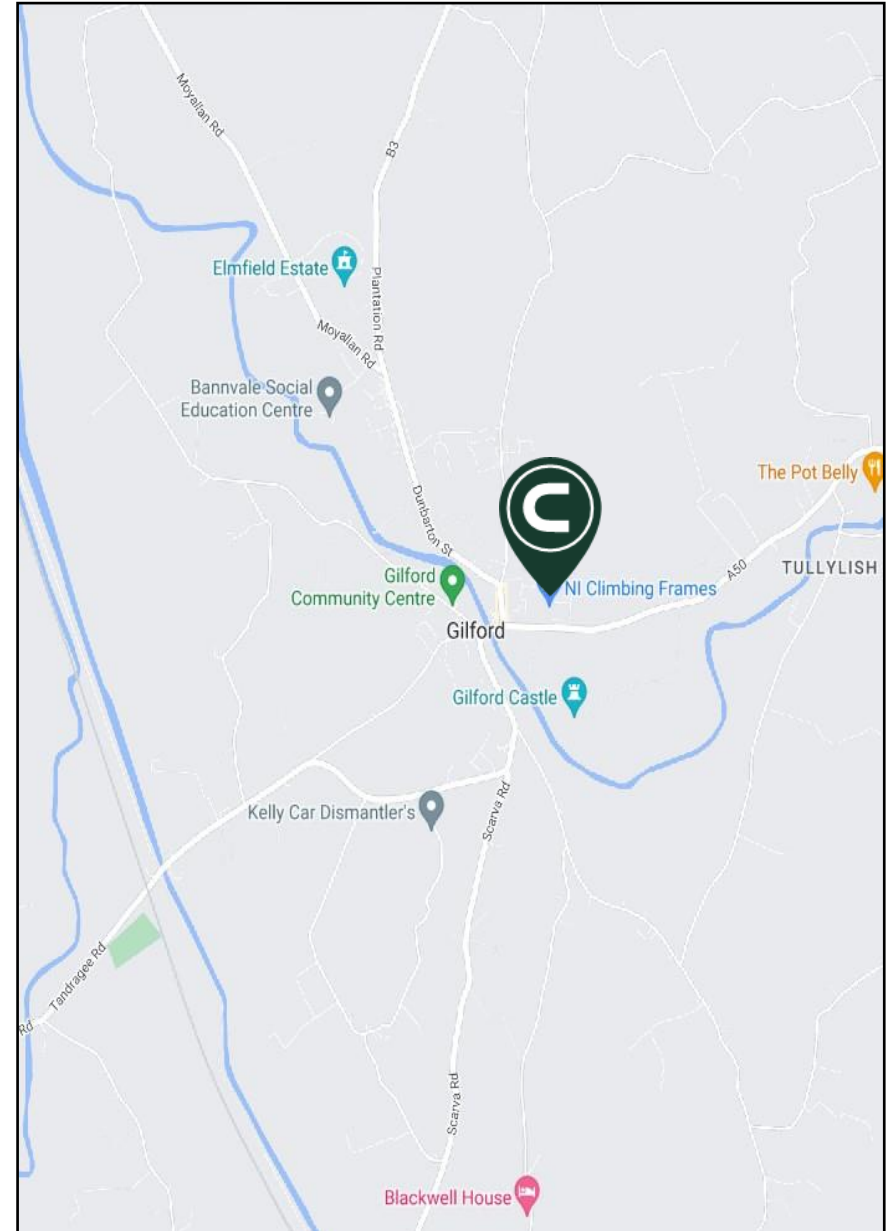
UNIT 1, 4-6 BANBRIDGE ROAD, GILFORD, CRAIGAVON, BT63 6DJ

Key Benefits

- Warehouse on a Standalone site
- 6no. Electric roller shutter doors
- Close proximity to the A1 Dual carriageway.
- 1.5hr drive from Dublin

Location

The subject property is located on the Banbridge Road (A20) in Gilford, approximately 28 miles (45-minute drive) from Belfast city centre and 5 miles from Banbridge (11-minute drive). The property is located approximately 5 miles (11-minute drive) away from the A1 dual Carriageway which connects to the motorway network providing access to Belfast city centre. Belfast International Airport is located approximately 28 miles (42-minute drive) away.



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Description

The property comprises a warehouse on a self-contained site. The building is of steel portal frame construction with metal cladding and benefits from 6 no. electric roller shutter doors and 1 no. sliding shutter door.

Internally the unit benefits from mezzanine, showroom and storage space. The office areas are finished to include suspended ceilings with recessed lighting, carpeted flooring, electric heating, and a passenger lift.

There is on-site parking for approx. 20 cars.

Lease Details

Rent	£90,000 per annum exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £53,150. The rate in the £ for 2022/23 is £0.543607 therefore the estimated rates payable for 2022/23 is £28,893.

VAT

All prices are quoted exclusive of VAT, which may be payable.

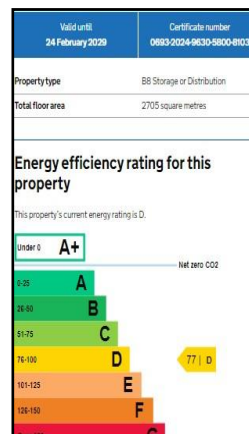
Accommodation

Area	Sq Ft	Sq M
Ground Floor	19,182	1,782
First Floor/Mezzanine	10,349	961
Total	29,531	2,743

EPC

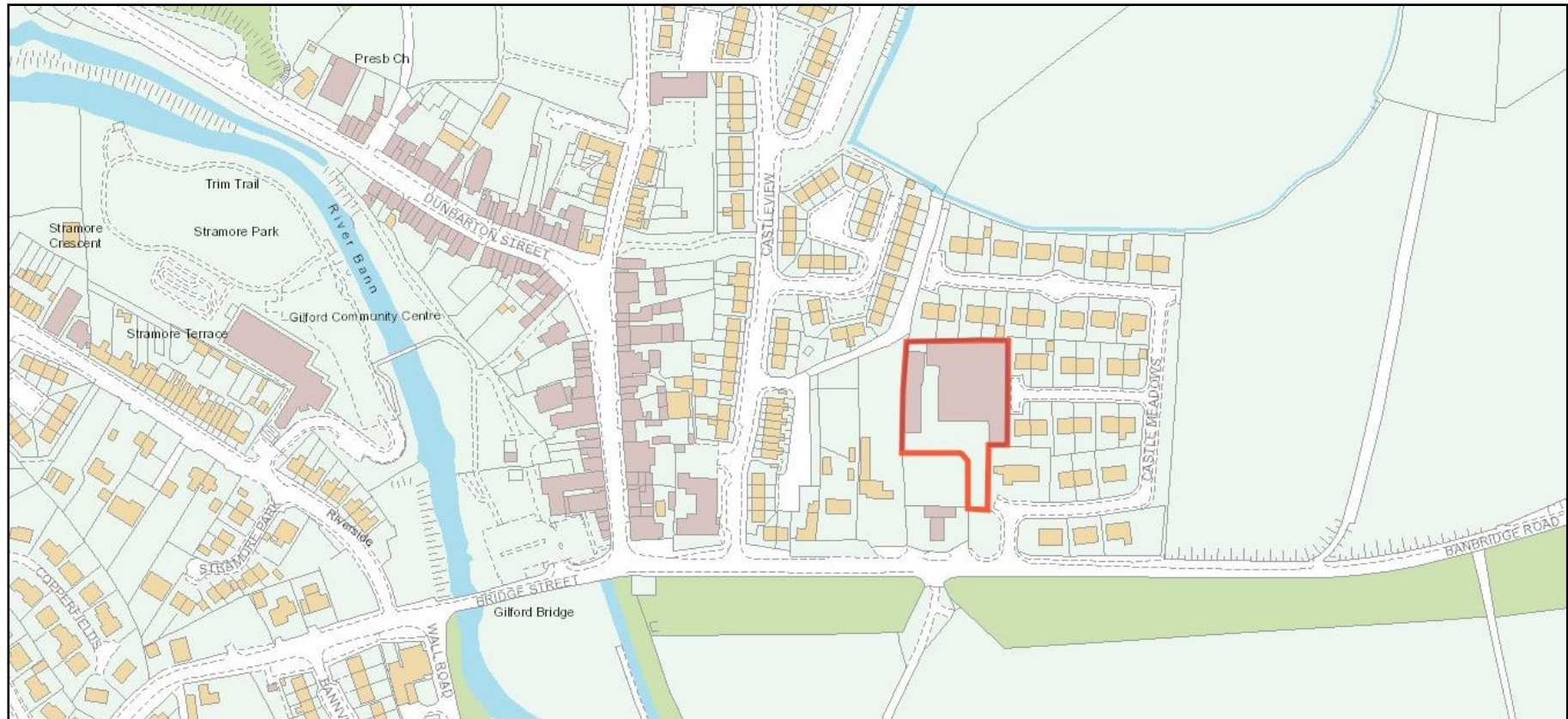
The building has been rated as D-77 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.



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Contact Us

Lisa McAteer

T: 07920 188 003

E: lisa.mcateer@cbreni.com

Tighearnan Wilson O'Neill

T: 07534 966 781

E: tighearnan.oneill@cbreni.com

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