TO LET – WAREHOUSE

27 MAHON INDUSTRIAL ESTATE, MAHON ROAD, PORTADOWN, BT62 3EH

CBRE NI
PART OF THE AFFILIATE NETWORK

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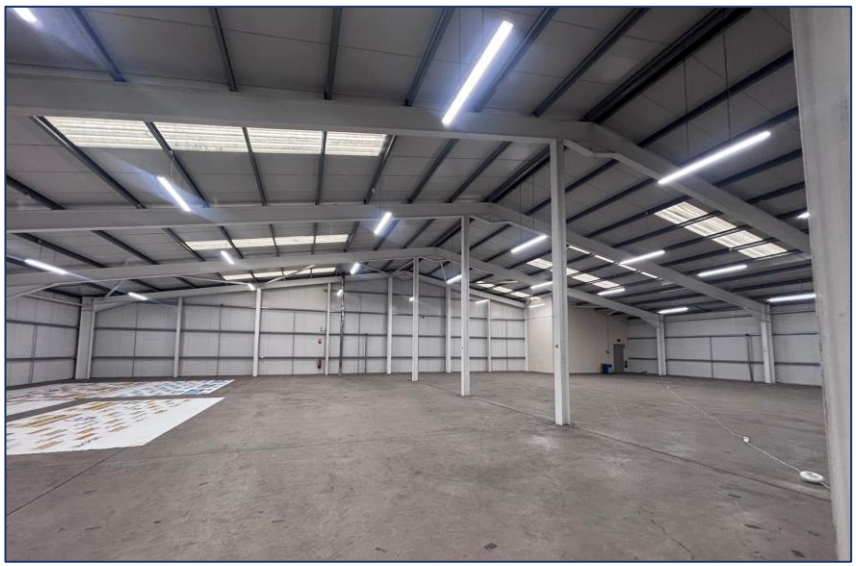
Key Benefits

- Warehouse and office accommodation extending to 21,368 sq ft
- Prominent location within Mahon Industrial Estate
- Self-contained secure site with on-site car parking
- Direct links to the M1 and wider motorway network

Location

The subject property is situated within Mahon Industrial Estate, approximately one mile from Portadown town centre and 30 miles from Belfast. The estate benefits from strong accessibility with direct access to the M1 motorway via Junctions 11 and 12, providing efficient links to Belfast, Newry, Dublin and the wider motorway network. The estate is home to a number of well-known occupiers, including Bassetts Bathrooms, The Deluxe Paint Shop, Edmundson Electrical and JP Corry Builders Merchants.



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Description

The subject comprises a modern self-contained industrial complex situated on a secure site extending to approximately 0.76 acres. The warehouse is of steel portal frame construction, with a combination of blockwork and metal clad elevations beneath pitched metal clad roofs. The unit is accessed via two electric roller shutter doors together with dedicated pedestrian access points. And benefits from concrete flooring, oil-fired blow heaters and an internal clearance height of approximately 4.2 metres to the underside of the mezzanine level. A substantial concrete mezzanine floor extends across much of the warehouse providing additional storage space with internal heights ranging from approximately 4 metres to a centre pitch and c.5 metres at roof level.

The ancillary office accommodation has been finished to include carpeted floors, painted and plastered walls, suspended ceilings and recessed lighting throughout.. Externally, the property benefits from a secure yard providing circulation and loading areas with dedicated on-site car parking and is secured by a newly installed alarm and CCTV system.

Accommodation

Area	Floor	Description	Sq Ft	Sq M
Main Building	Ground	Office Space	1,497	139
Extension	Ground	Warehouse	10,887	1,011
	Mezzanine	Storage	8,984	835
Total			**21,368**	**1,986**

Tenure

Term	5 years
Rent	£97,500
Repairs	Full repairing and insuring terms
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have estimated that the NAV for the property will be in the region of £50,490. The rate in the £ for 2026/27 is £0.627665, therefore the estimated rates payable for 2026/27 are approximately £31,691.

VAT

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

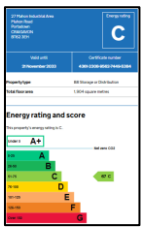
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C-67 under EPC regulations.

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



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Contact Us

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