

Units 8, 8A & 9, M12 Business Park, Carn Industrial Estate, Portadown, BT62 5WQ Offers In The Region Of £450,000

- Modern Warehouse Unit
- NIA c. 7610 Sq Ft
- Two Roller Shutters with Clearance of Approx 5 Meters
- Prime Location Close to Junction 11 of the M1 Motorway
- Established Industrial Estate
- 12 Allocated Parking Spaces

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		87	91
		EU Directive 2002/91/EC	

M12 Business Park, Portadown BT63 5WQ

DESCRIPTION

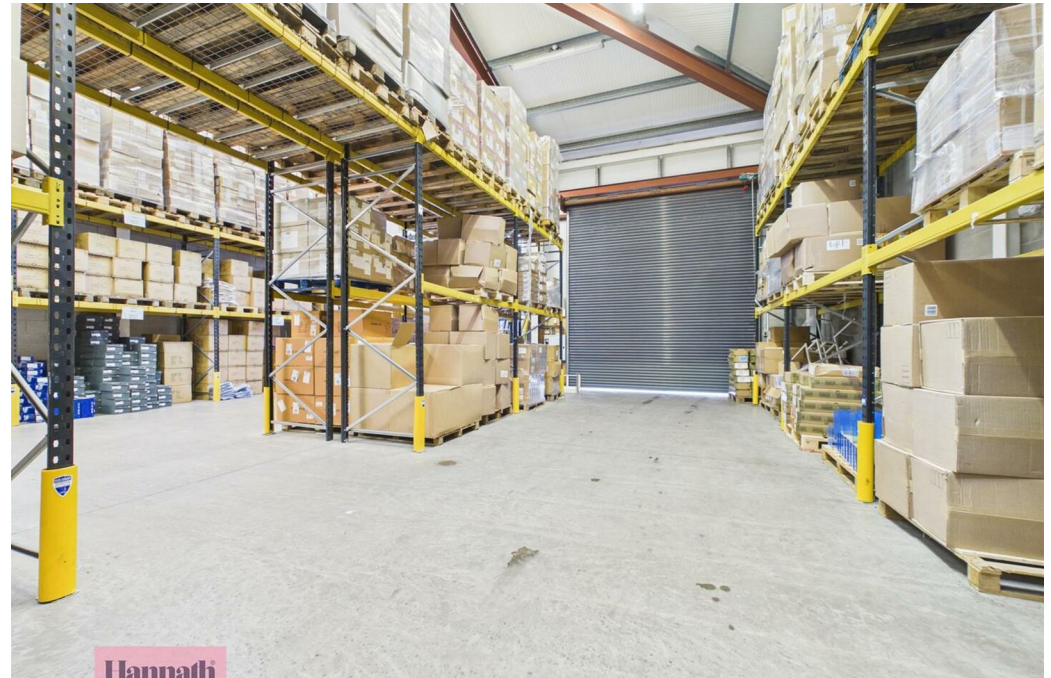
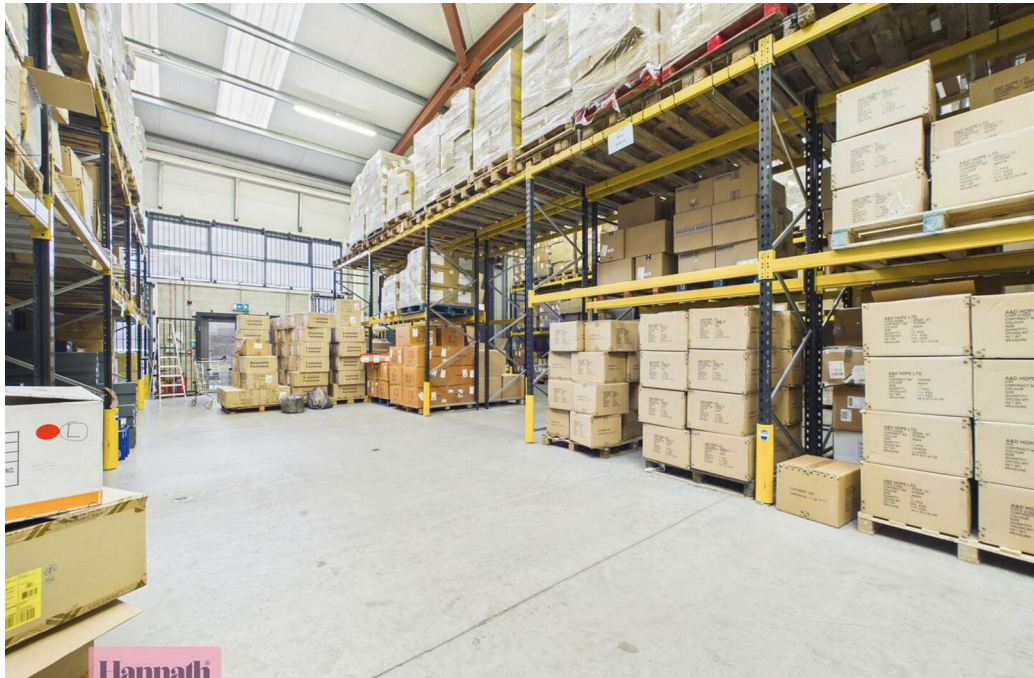
Commercial unit/ warehouse extending to approximately 7610 Sq ft.

It benefits from two roller shutter accesses into the main warehouse units, as well as a pedestrian entrance. It is currently subdivided into warehouses, offices, a kitchen and W.C facilities; but is an adaptable facility that would be suitable for a variety of requirements.

Externally, there are 12 allocated parking spaces situated at the front of the building.

LOCATION

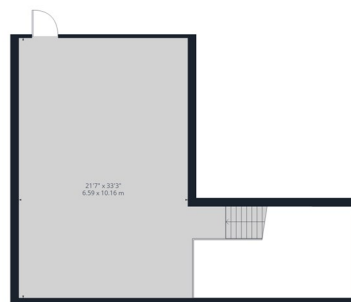
The unit is situated in the prominent and well-established M12 Business Park on Carn Road, in the Carn Industrial Estate area. Less than 5 minutes drive from the M1 Motorway, it offers easy access to nearby Portadown, Lurgan and all other parts of the province.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
7610 ft²
706.9 m²

Reduced headroom
24 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360