

# FOR SALE

## 180d Markethill Road

### Portadown

### BT62 3SL



Offers in the region of: £500,000

Viewing strictly by appointment only

Bedroom	0
Reception	0
Bathroom	0



Excellent opportunity to purchase a commercial yard situated in a prime location on the periphery of Portadown. The property has great road links with both the A28 Armagh / Newry road and Portadown with its Motorway connections less than 10 minutes away. The warehouse with associated offices provides ample floor space for various uses (subject to permissions), while the spacious yard area provides excellent parking and the potential for further development (subject to permissions). Total size approximately 0.8 acres

## Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed  
Open during lunchtime

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### MAIN BUILDING - ENTRANCE HALL

Upvc entrance door with glazed panel. Tiled flooring. Opening hatch to general office. Door giving access to main warehouse area.

### GENERAL OFFICE

3.7m x 2.7m (12' 2" x 8' 10") MAX

Electric heater. Storage closet. Tiled flooring. Access to kitchen/ canteen

### KITCHEN / CANTEEN

3.33m x 3.76m (10' 11" x 12' 4")

Range of low level kitchen units. Stainless steel sink and drainage unit. Electric heater. Tiled flooring.

### MAIN WAREHOUSE AREA

9.02m x 12.26m (29' 7" x 40' 3") MAX

Electric roller door. Concrete floor. Range of power points. Lighting. Clear PVC corrugated sheeting giving natural light. Door height approx 4.16m. Eave height approx 4.5m

### FIRST FLOOR LANDING

Wood effect laminate flooring. Viewing window of main warehouse area.

### OFFICE ONE

3.78m x 3.5m (12' 5" x 11' 6")

Electric heating. Wood effect laminate flooring. Range of fitted cabinets. Stainless steel sink. UPVC door with glazed panel with ramp access to yard area.

### MALE WC

Wash hand basin. Dual flush WC. Extractor fan. Wood effect laminate flooring.

### FEMALE WC

Wash hand basin. Dual flush WC. Extractor fan. Wood effect laminate flooring.

### OFFICE TWO

3.45m x 3.74m (11' 4" x 12' 3") MAX

Dual aspect office. Electric heater. Built in storage closet. Wood effect laminate flooring. Viewing window of main warehouse area.

### SHED TWO

13.45m x 7.4m (44' 2" x 24' 3")

Double corrugated sheeted steel doors approx 3.8m high. Concrete floor. Range of power points and lighting. Two WCs. Sliding door to lean-to storage area

### Lean-to storage area

10.9m x 3.9m (35' 9" x 12' 10") MAX

Double door access to yard. Concrete flooring range of power points and lighting.

### YARD AREA

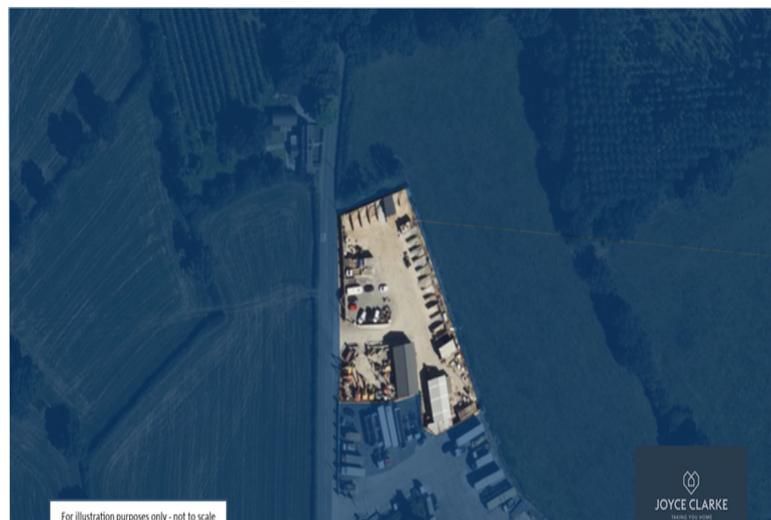
Large yard area ideal for range of uses (subject to appropriate approval). Range of block built silos / bays and two covered bays / silos.

### COVERED BAY ONE

4.2m x 6.96m (13' 9" x 22' 10")

### COVERED BAY TWO

3.78m x 6.07m (12' 5" x 19' 11")



For illustration purposes only - not to scale

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