

11-15 Vicarage Road, Portadown, BT62 4HF

To Let

Warehouse/Distribution Facility with Ancillary Offices totalling approx. 27,718 sq ft with 10 no. dock levellers and an abundance of lorry parking



Lambert  
Smith  
Hampton

## Location

Vicarage Road is situated on the well established Dobbin Road close to where it joins the Armagh Road on the south side of Portadown Town Centre. It is approximately 2.8 miles from the Northway Link road, providing direct access to Junction 11 of the M1 Motorway. Due to its proximity to the Motorway network the property is strategically located to offer easy access to the east and west of the province, as well as having good road links to Belfast International Airport, Belfast City Airport and the port terminals.

• 32 miles from Belfast International Airport	• 34 miles from Belfast Port
• 36 miles from Belfast City Airport	• 55 miles from Larne Port
• 80 miles from Dublin Airport	• 85 miles from Dublin Port

## Description

- 10no. dock levellers;
- Steel portal frame;
- Blockwork walls;
- Insulated profile cladding;
- 2no. electric roller shutter doors;
- Translucent roof panels;
- External spotlights;
- Shared yard circulation;
- Steel fenestration;
- Palisade fencing;
- 3 phase power supply;
- Plastered and painted walls;
- Suspended ceilings;
- Fluorescent strip lighting;
- Halogen spot lighting;
- Parking bollards;
- Shared car parking;
- CCTV System.

## Schedule of Accommodation

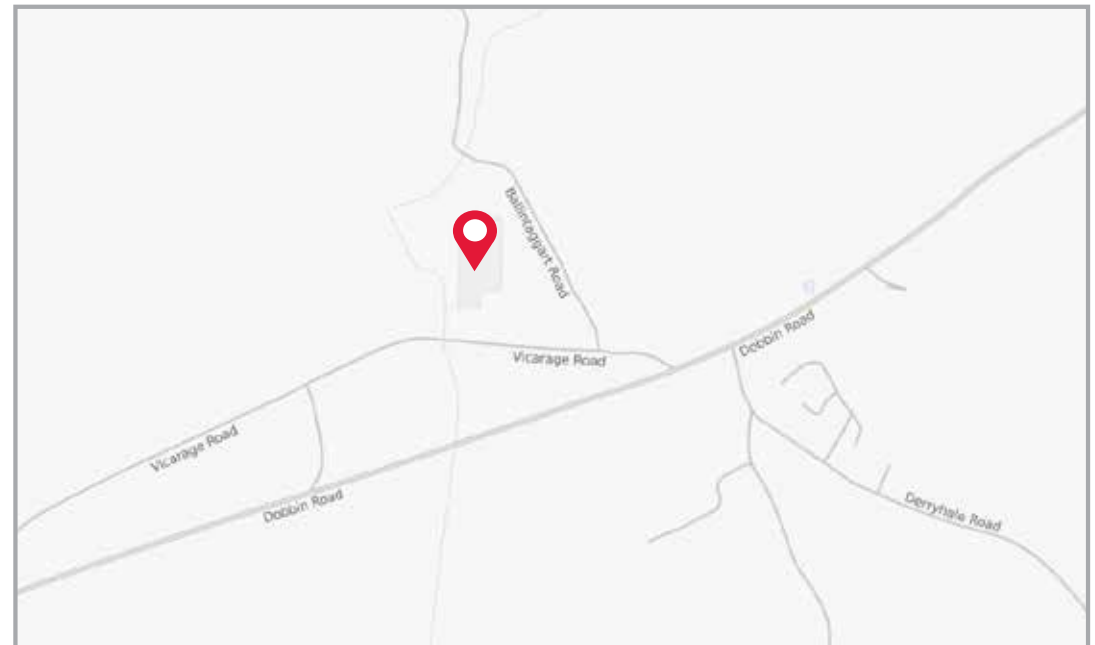
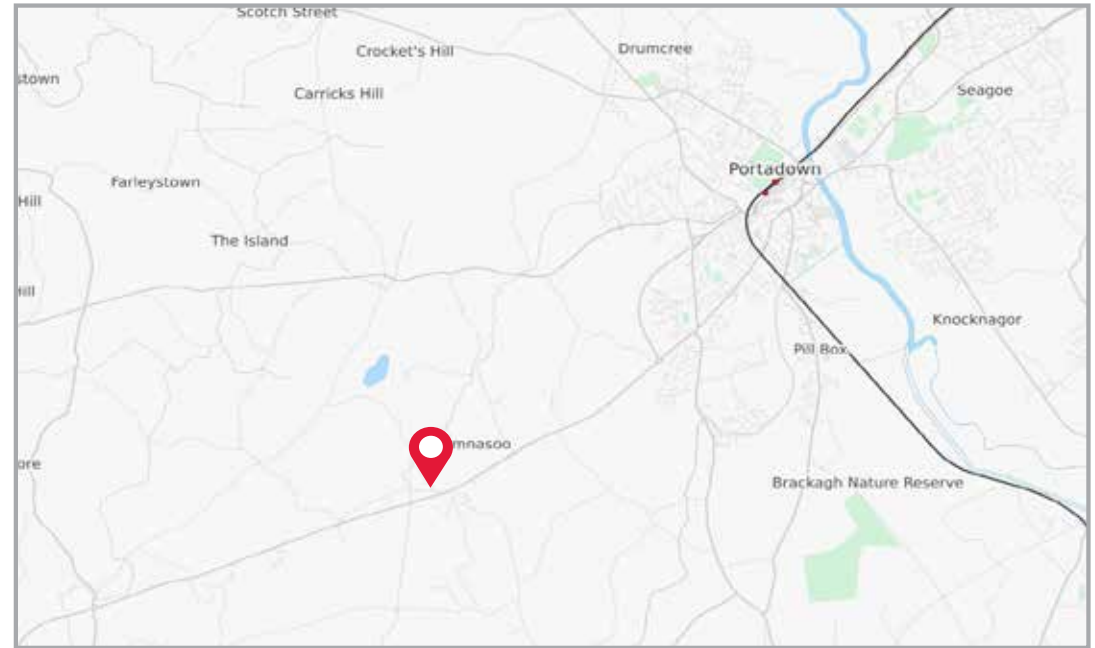
	Sq Ft	Sq M
Warehousing	23,269	2,161.75
First Floor Offices	4,449	413.34
WCs		
<b>Total Internal Area</b>	<b>27,718</b>	<b>2,575.09</b>

## Site Area

The site extends to approximately 8.16 acres (3.3 hectares).

## Energy Performance Certificate

The property benefits from an EPC rating of C54 and the Energy Performance Certificate is available upon request.



For Indicative Purposes Only



Warehouse Accommodation



Warehouse Accommodation



Warehouse Accommodation



Elevation



Proposed Yard Area



Proposed Yard Area



Office Accommodation



Office Accommodation





For Indicative Purposes Only

## Lease Details

<b>Term -</b>	By negotiation.
<b>Rent -</b>	Price on application.
<b>Rent Review -</b>	5 yearly.
<b>Repairs -</b>	Full repairing.
<b>Insurance -</b>	The tenant to reimburse the Landlord with the cost of insuring the building.

## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £119,500  
Rate in £ 19/20: £0.6009  
Rates payable, if applicable: £71,807.55

NB: this figure is for the entirety of the building, the subject is responsible for 45% of the rates payable, therefore approximately £32,314 per annum.

## Value Added Tax

We are advised that the subject property is VAT registered, therefore VAT will be chargeable in addition to the prices quoted.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Ian Harbinson  
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