



Commercial Real Estate
From every angle



TO LET

**NEW BUILD LIGHT INDUSTRIAL UNITS
FROM C. 3,132 SQ.FT.- 10,918 SQ.FT.**

Diviny Junction, Diviny Drive, Portadown, Co. Armagh, BT63 5WE

diviny
junction



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NEW BUILD LIGHT INDUSTRIAL UNITS
FROM c. 3,132 SQ.FT.- 10,918 SQ.FT.

Features

Shared fully secured site with communal car parking.

One of Mid-Ulster's premier commercial areas.

Close proximity to M12 roundabout with access to the M1 Motorway.

Suitable for a variety of uses
(*subject to planning*).

Available from Q4 2026

LOCATION

The units occupy a strategic position within Diviny Junction, Diviny Drive, in the heart of the established Carn Industrial Estate area of Portadown.

Carn is widely recognised as one of the principal commercial and industrial locations serving the wider Craigavon, Portadown and Lurgan area, with a strong mix of industrial, trade counter, showroom, automotive, storage and distribution occupiers.

The location is particularly well suited to light industrial, trade counter and retail warehouse operators, benefitting from a highly accessible position close to the M12/Carn interchange, which provides direct connectivity to the M1 Motorway network.

This allows occupiers to efficiently serve customers and contracts across Mid Ulster, Belfast, Dungannon, Lisburn, Newry and the wider Northern Ireland market, being less than a five-minute drive from the M1, while Portadown town centre is approximately 3 miles away and Belfast approximately 27 miles from the site.

Occupiers in the vicinity include Eakin, TBF Thompson, Simplyfruit, Euro Car Parts, Karcher, Irwins Bakery and Kestrel Foods.

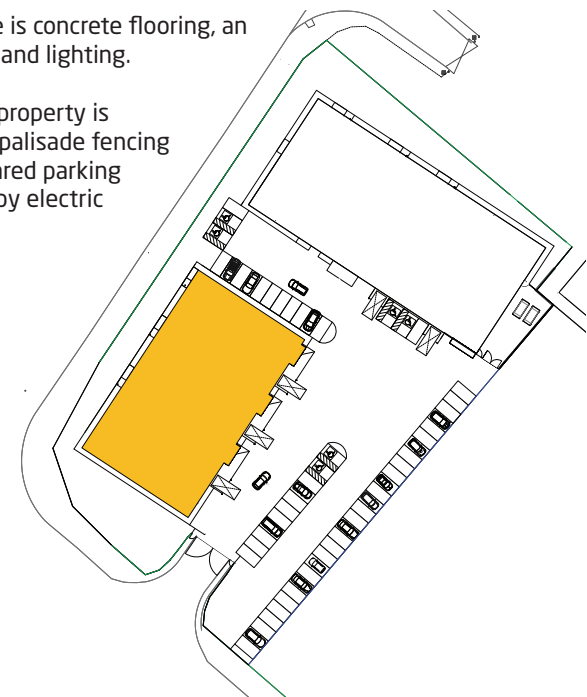
DESCRIPTION

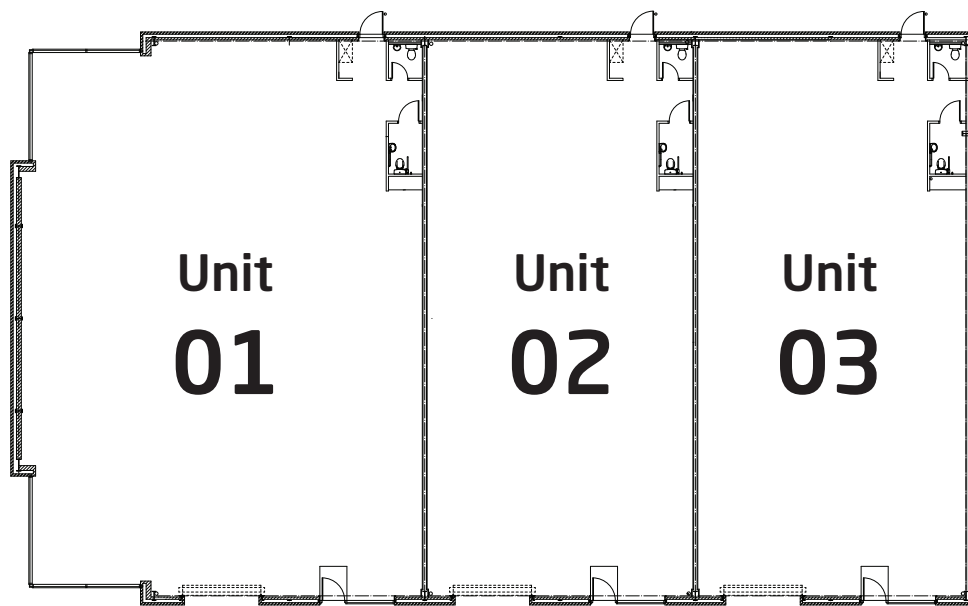
The new build units are built to a modern, attractive design with double height glazing to the frontage.

The units are of block construction with external cladding to the walls and roof, double height glazed frontage, 6m eaves and electric roller shutter door.

Internally there is concrete flooring, an accessible w.c. and lighting.

Externally the property is surrounded by palisade fencing to a tarmac shared parking area accessed by electric front gates.





ACCOMMODATION

Description	Area Sq. Ft.	Area Sq. M.
Unit 1	4,600	427
Unit 2	3,132	291
Unit 3	3,186	296
TOTAL	10,918	1,014

The units can be taken individually or combined with the potential to construct a mezzanine level.

LEASE DETAILS

Term: 10 years.

Repair: The Tenant will be responsible for external and internal repairs.

Rent: On application.

Rent Review: 5 yearly.

Service Charge: A service charge will be levied to cover the costs of the general running of the business park. This is estimated to be approximately £0.50 per sq ft.

Insurance: The Tenant will reimburse the Landlord with the cost of insuring the premises.

VAT: All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Rates: To be assessed upon completion.



Customer Due Diligence As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation. Please Note The Directors of Ambit CRE for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property.



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