



TO LET

2 Breagh Drive, Carn Industrial Estate, Portadown BT63 5XA

**STRATEGICALLY LOCATED 13,361 SQFT WAREHOUSE AND OFFICES
WITH A SECURE YARD ON A 1.3 ACRE SITE**

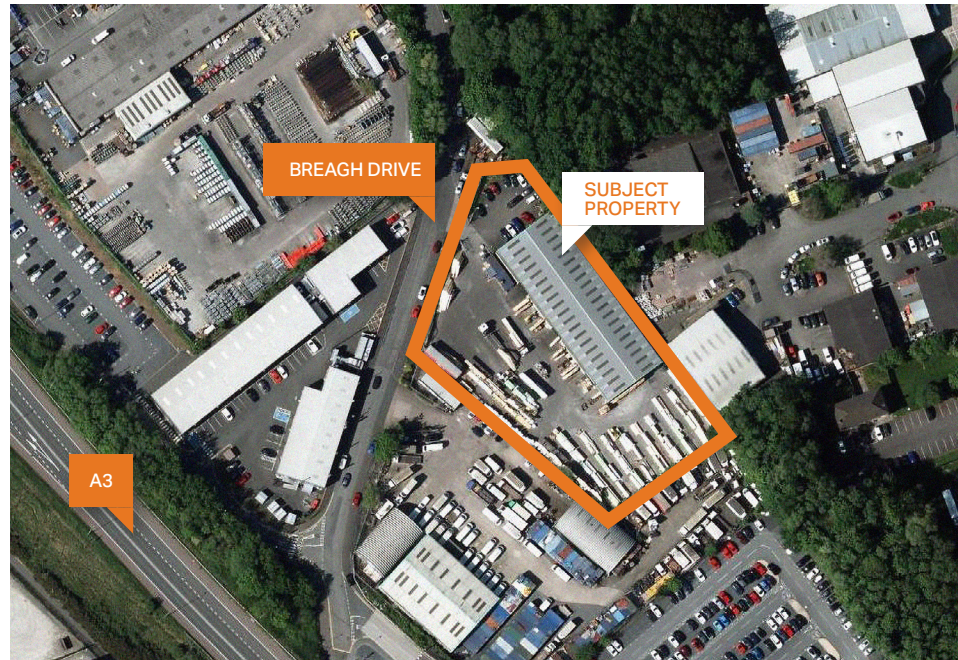
Property outline for indicative purposes only



Commercial Real Estate
From every angle

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**STRATEGICALLY LOCATED
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OFFICES WITH A SECURE YARD
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LOCATION

The property is situated on Breagh Drive, off Carn Road, within the established Carn Industrial Estate in Portadown. The surrounding area accommodates a range of manufacturing, warehousing and commercial occupiers, providing a recognised business location.

The location benefits from convenient access to the M12 and onwards to the M1 motorway, providing connections to Belfast, Dungannon and the wider motorway network. The property is therefore well positioned for storage, distribution and trade businesses with a local or regional customer base.

Major occupiers within the surrounding Carn and Seagoe industrial area include Almac Group, Moy Park, Thompson Aero Seating and Irwin's Bakery.

Features

Approx. 13,361 sqft warehouse and offices on a secure, self-contained 1.3 acre site

Extensive concrete yard with dedicated gated access, providing external storage, loading and parking

Eaves height of approx. 5.7m rising to 6.8m apex

Established industrial location with convenient access to the M12 and M1 motorway network

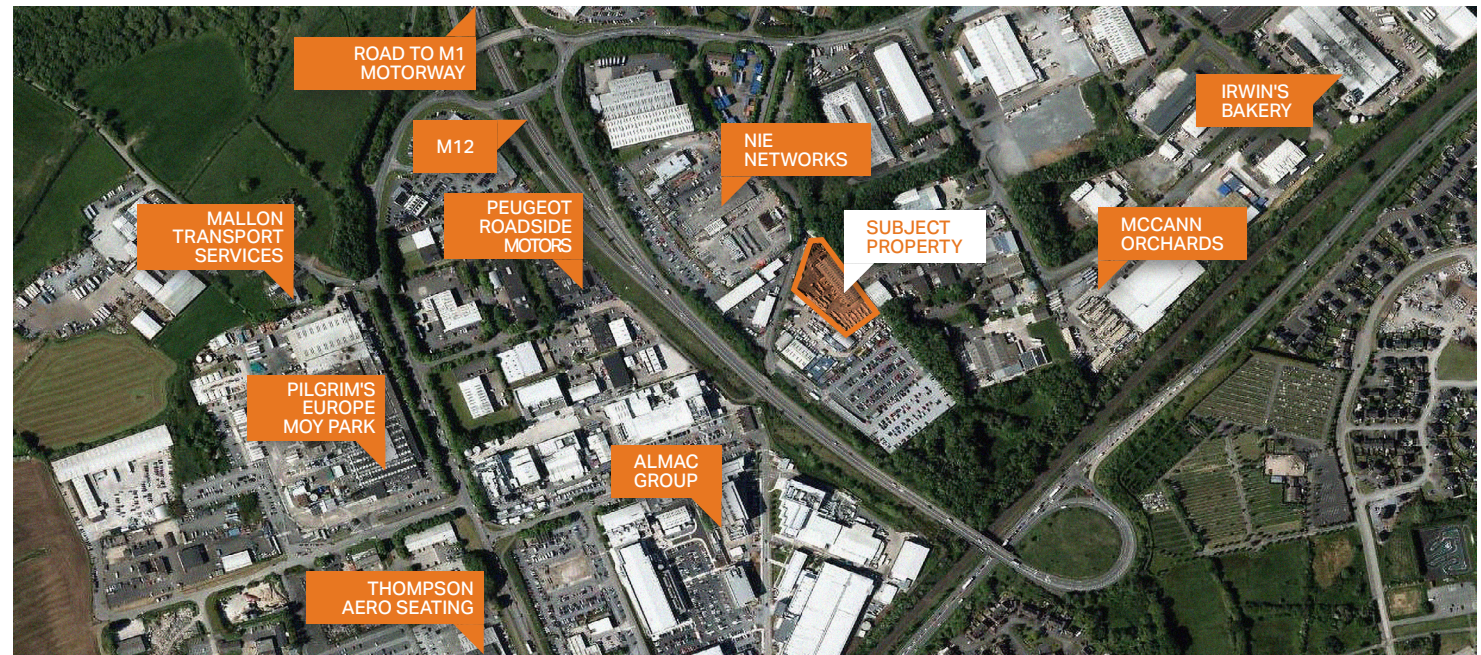


Image: Spatial NI Property outline for indicative purposes only



Warehouse

Property images for indicative purposes only

DESCRIPTION

The property comprises a detached warehouse with ancillary offices, extending to approximately 13,361 sqft on a self-contained site of approximately 1.3 acres.

The warehouse provides approximately 12,223 sqft of accommodation and is of steel portal frame construction with part-height blockwork walls and profiled cladding beneath a pitched roof incorporating translucent rooflights. Internally, it benefits from a concrete floor, three-phase power and an eaves height of approximately 5.7m, rising to 6.8m at the apex. Five electric roller shutter doors, each approximately 5.3m high by 5m wide, provide access from the yard.

Ancillary offices extend to approximately 1,138 sqft over two floors at the front of the building, providing a combination of open-plan and private offices, together with ground-floor WC and staff kitchen facilities.

Externally, the property benefits from an extensive concrete yard providing space for external storage, loading and vehicle parking. The site is enclosed by palisade fencing with its own gated entrance, offering a secure, contained base for warehousing, manufacturing self-or trade operations.

ACCOMMODATION

DESCRIPTION	AREA SQM	AREA SQFT
Warehouse	1,135.55	12,223
Offices	105.72	1,138
Total	1,241.27	13,361

RATES PAYABLE

NAV:	£46,550
Rates Poundage 2026/27:	0.627665
Rates Payable:	£29,218

LEASE DETAILS

Rent

£100,000 per annum, exclusive

Term

By negotiation

Repairs & Insurance

Fully repairing and insuring



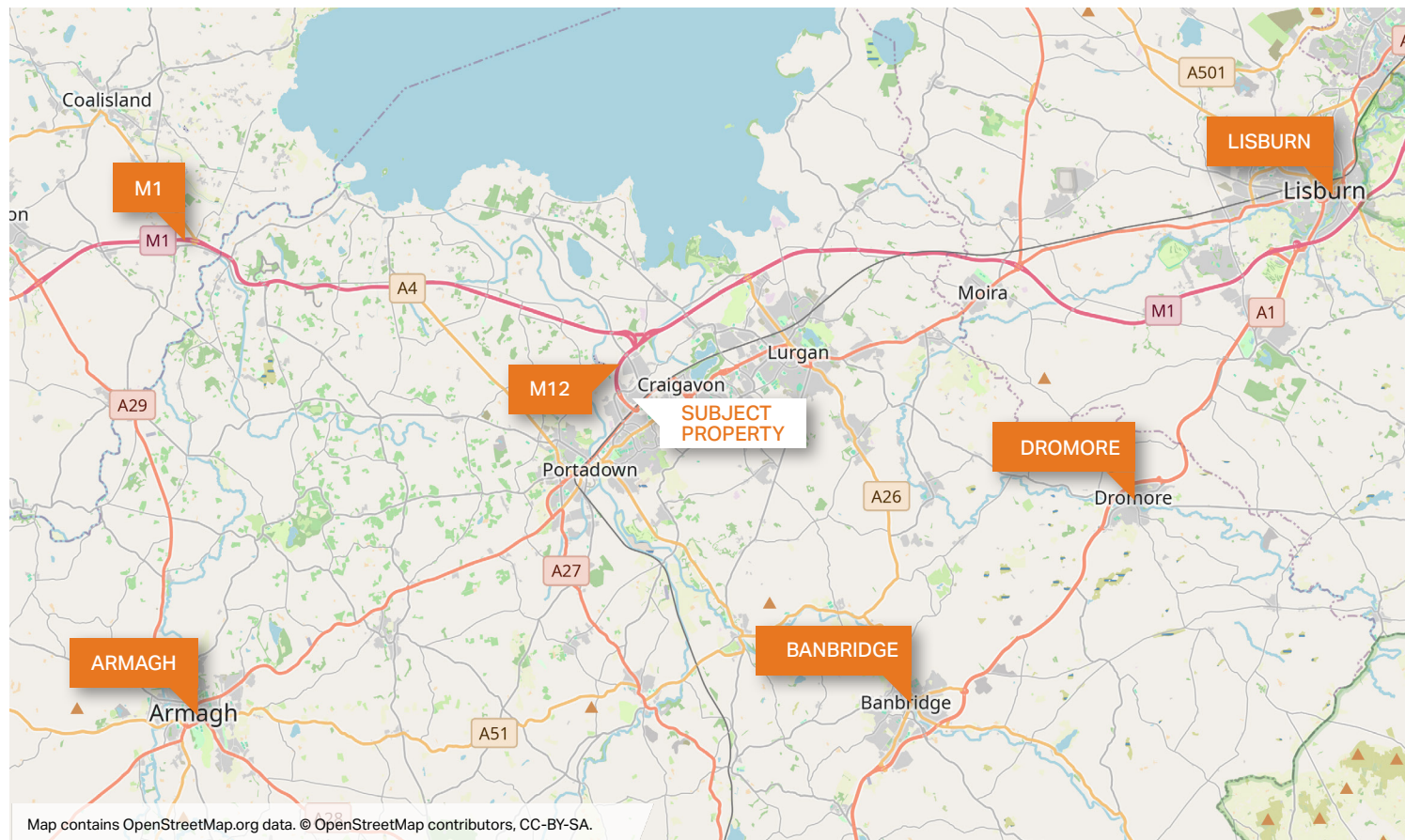
Office

Property images for indicative purposes only

Exterior

Property images for indicative purposes only

LOCATION



VAT

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

EPC

The property has an Energy Efficiency rating of 71C. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	
26-50	B	
51-75	C	71 C
76-100	D	
101-125	E	
126-150	F	
>150	G	

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/uk/si/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. REF 25915



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From every angle

FOR MORE INFORMATION

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VIEWING

Viewing is strictly
by appointment
with the sole agent
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