

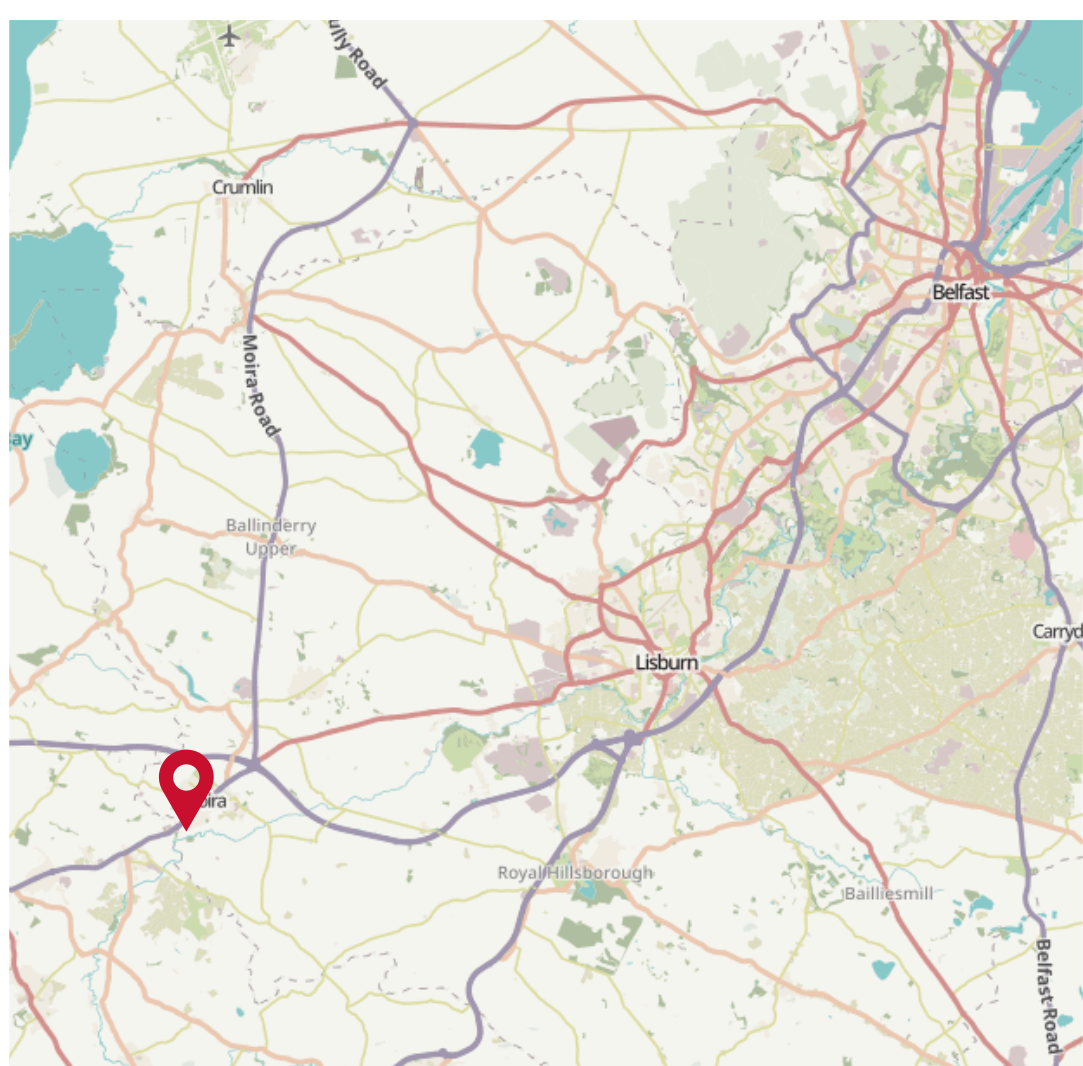
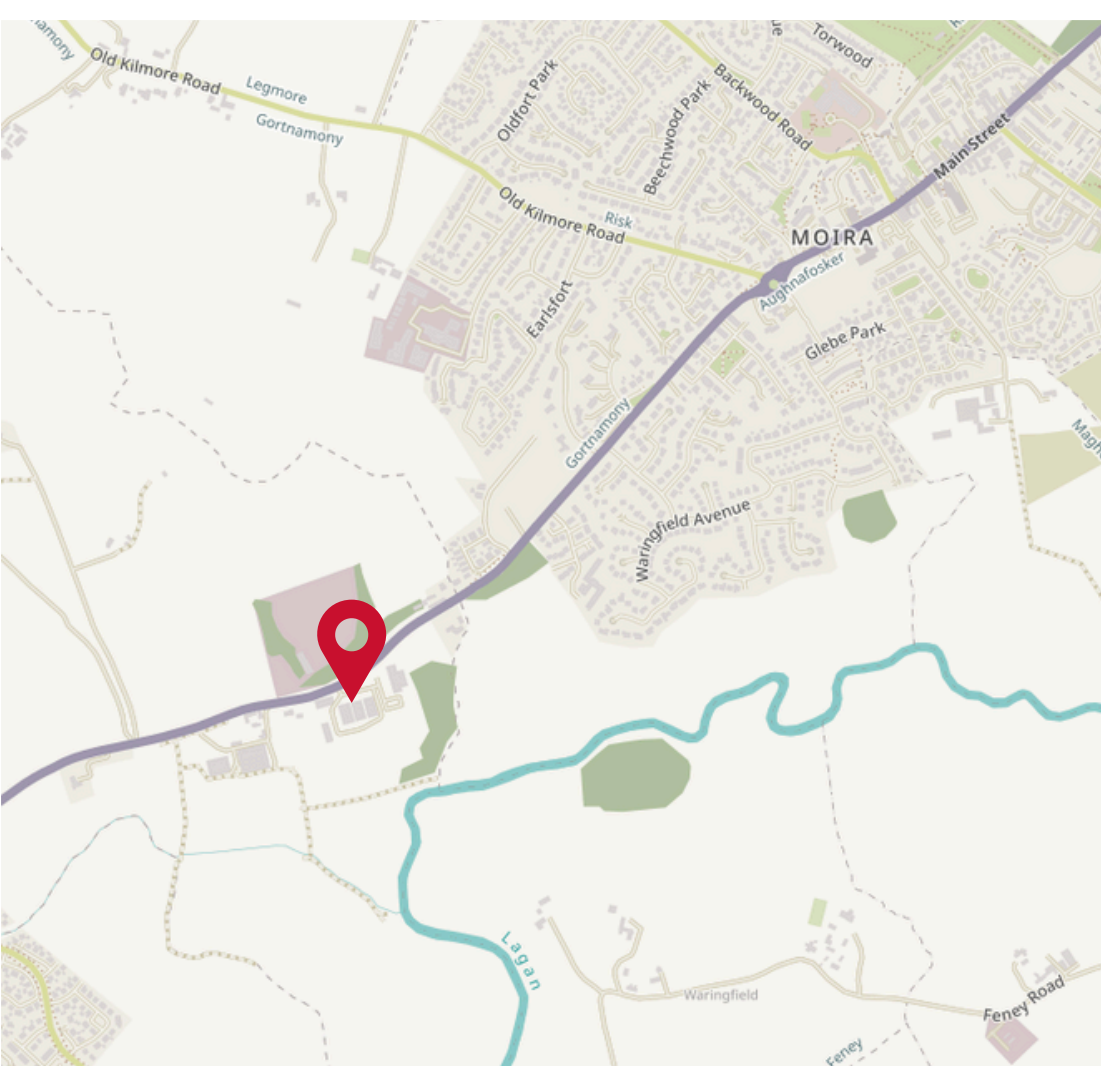
TO LET

**Lambert
Smith
Hampton**



66 Lurgan Road, Moira, BT67 0QP

**Warehouse accommodation totalling
approx. 31,892 sqft.**



LOCATION

The subject premises is located at 66 Lurgan Road, Moira approximately 1.25 miles south-west of Moira village centre. Moira is a highly regarded and large affluent commuter village. The subject premises situated fronting the Lurgan Road approximately 1.25 miles south-east of the town centre. The Lurgan Road is a busy A road linking Moira and Junction 9 of the M1 to Magheralin, Dollingstown and the larger towns of Lurgan and Portadown.

- 21 miles from Belfast Port
- 37 miles from Larne Port
- 87 miles to Dublin Port
- 17 miles from Belfast International Airport
- 20 miles from Belfast City Airport
- 81 miles from Dublin Airport



DESCRIPTION

The subject property comprises of two separate warehouse buildings. Warehouse 1 totals approximately 26,460 sq ft and warehouse 2 totals approximately 5,432 sq ft. The buildings benefit from the following:

- Steel portal frame construction
- Concrete flooring
- Profiled part brick/metal clad elevations
- Shallow pitched metal clad roof with translucent roof panels
- LED lighting
- W/C facilities
- Electric roller shutter door access to each bay
- Large yard area to the front of the premises and parking area to the side
- 3 phase power supply
- Eaves height of 6m and apex of 8.96m (Warehouse 1)
- Eaves height of 5.8m and apex of 6.75m (Warehouse 2)
- 5-ton crane



SCHEDULE OF ACCOMMODATION

Unit	Sq Ft	Sq M
Warehouse 1	26,460	2,458
Warehouse 2	5,432	505
Total	31,892	2,963



IMAGES





LEASE DETAILS

Rent: On Application

Term: By negotiation

Repairs: Full Repairing and Insuring terms

Rent Review: Every 5th year on an upwards only basis

Service Charge: A service charge will be levied to cover maintenance and repair of all common areas on an ad hoc basis and when issues arise

Repairs and Insurance: Full repairing and insuring terms

RATEABLE VALUE

We have been advised by Land and Property Services of the following year 2025/26:

Net Annual Value - £60,300.00

Rate and Poundage for 2025/26 - £0.526146

Rates Payable - £36,781.13

VALUE ADDED TAX

We have been advised that the property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

EPC RATING

Warehouse 1 benefits from an EPC Rating of E118

Warehouse 2 benefits from an EPC Rating of E105

For Further Information

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