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New Build Warehousing & Office
18,680 sq ft

Bridgewater Park,
Banbridge,
BT32 4LF

TO LET / FOR SALE

PROPERTY SUMMARY

- **Modern new build warehouse/office with on site car parking.**
- **Located fronting the A1 Belfast – Dublin Dual Carriageway.**
- **Nearby occupiers include Tesco, M&S, Home Bargains and The Boulevard Outlet.**
- **18,680 Sq. Ft (1,735 sq m).**

LOCATION

Situated in a prominent location directly on the main A1 Road linking Belfast to Dublin, Bridgewater Park is a short distance from the town of Banbridge.

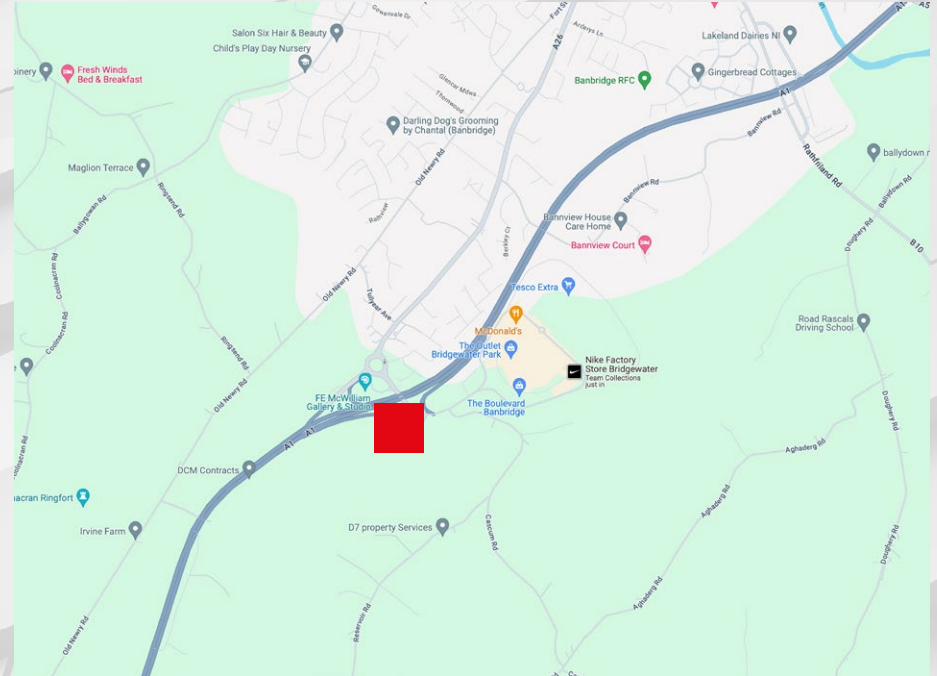
Belfast is approximately 35 minutes North, and Dublin an hour south, making the location strategically located for distribution and logistics.

Over 1 million people live within 45 minutes, and 3 million are less than 90 minutes away.

DESCRIPTION

The Subject property is located to the rear of the Tesco PFS at Bridgewater Retail Park in Banbridge, planning permission has been granted (LA08/2024/0448/F), for a modern purpose built warehouse facility with eaves height of approx. 8.5m on a self-contained a 3-acre site.

The property will comprise modern two storey glazed office element fronting the entrance to the site alongside a modern warehouse with five roller shutter doors for access/servicing, the site will provide 46 car parking spaces at the front and will be landscaped to a high standard



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ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Office	2,240	225
First Floor Office	2,240	225
Warehouse	14,200	1,319
Total	18,680	1,735
Site Area – c. 3 Acres		

LEASE DETAILS

Term:	Minimum 10 Years
Rent:	By negotiation.
Repairs:	Effectively full repairing basis by way of a service charge.
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance:	Tenant to pay a proportion of the building's insurance premium.

PRICE

POA.

RATEABLE VALUE

NAV to be assessed.

EPC

To be assessed.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



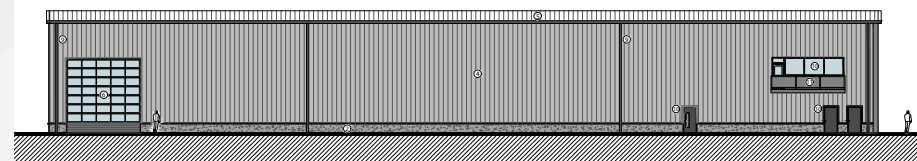
East Elevation



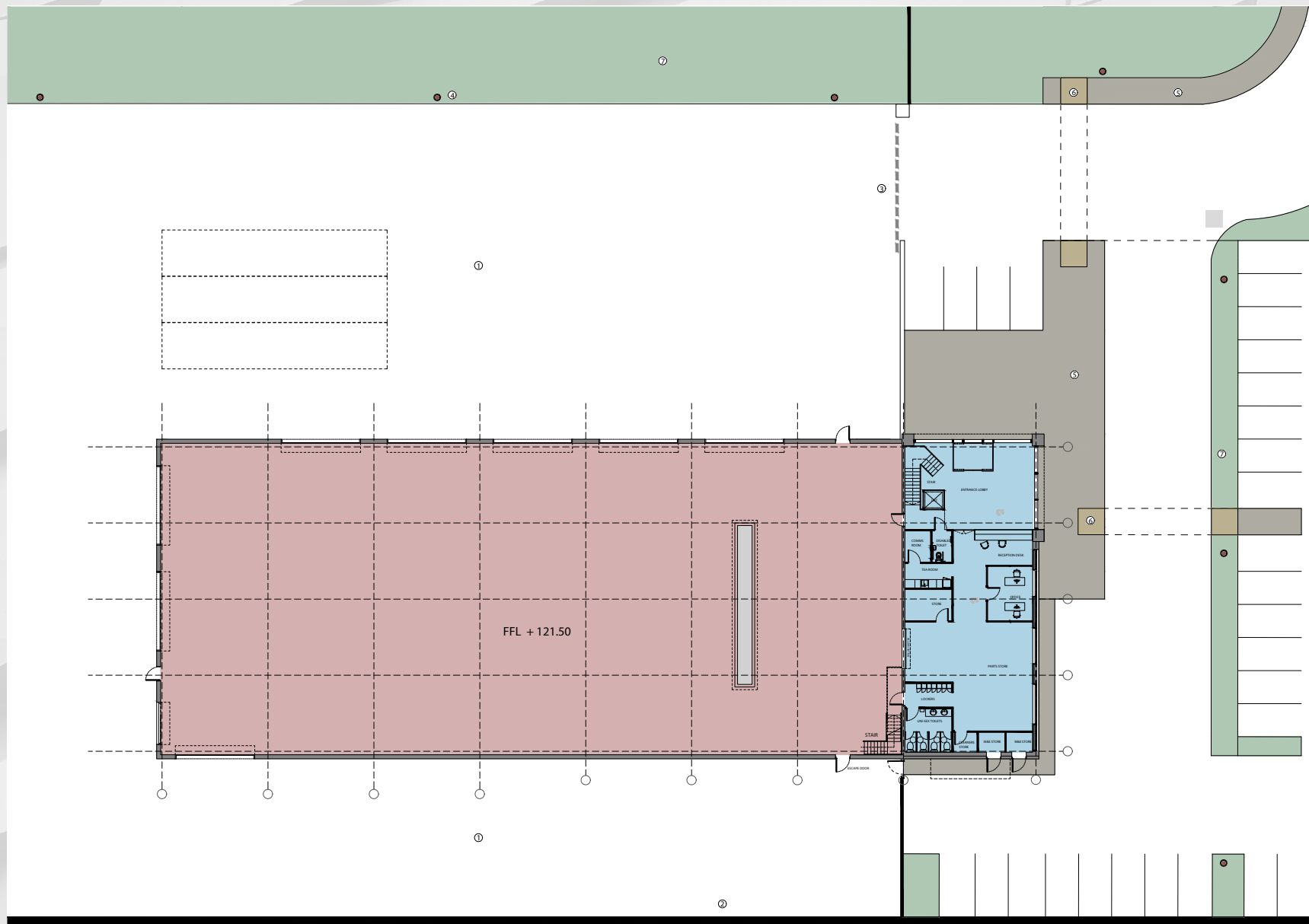
West Elevation



East Elevation

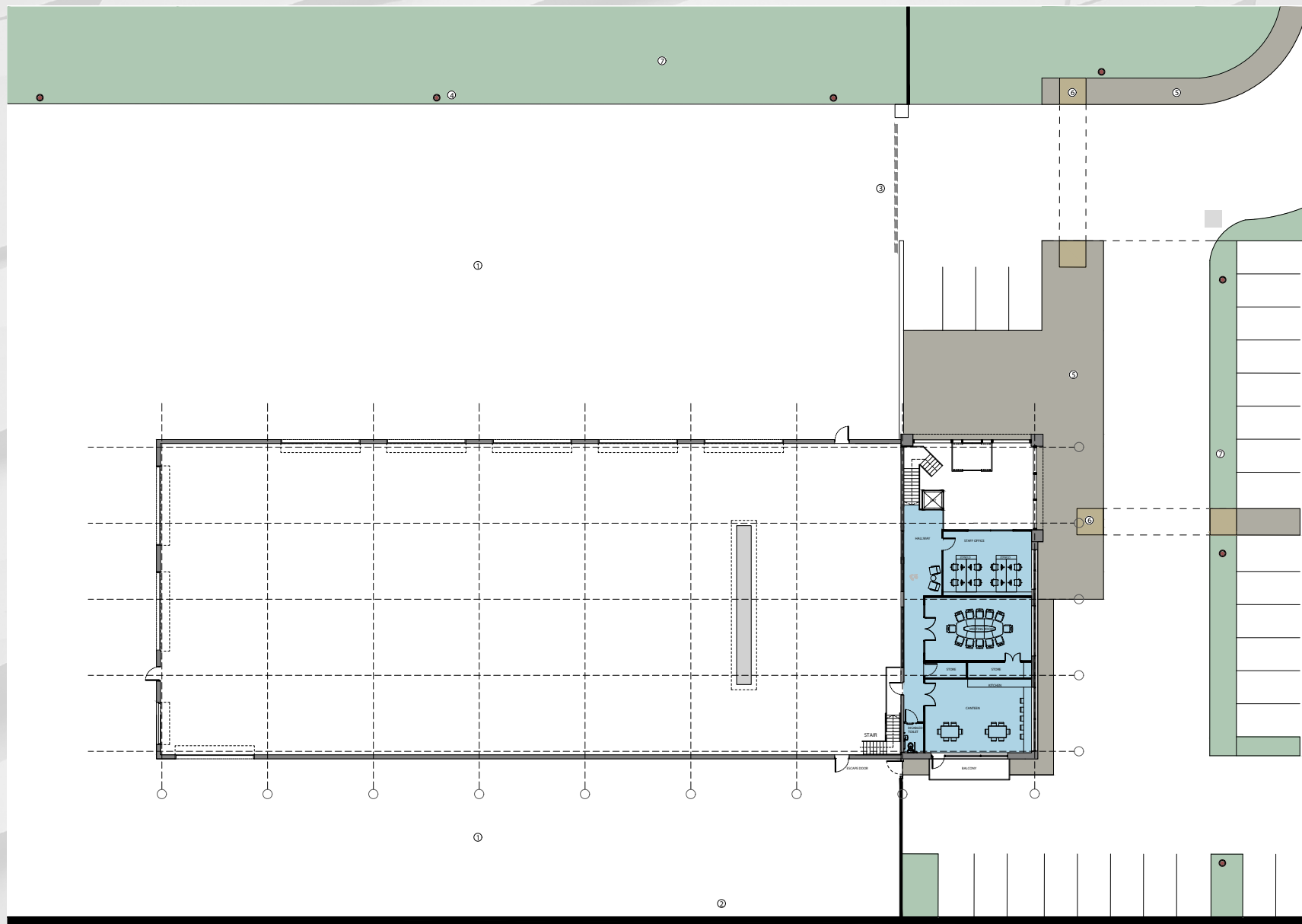


West Elevation



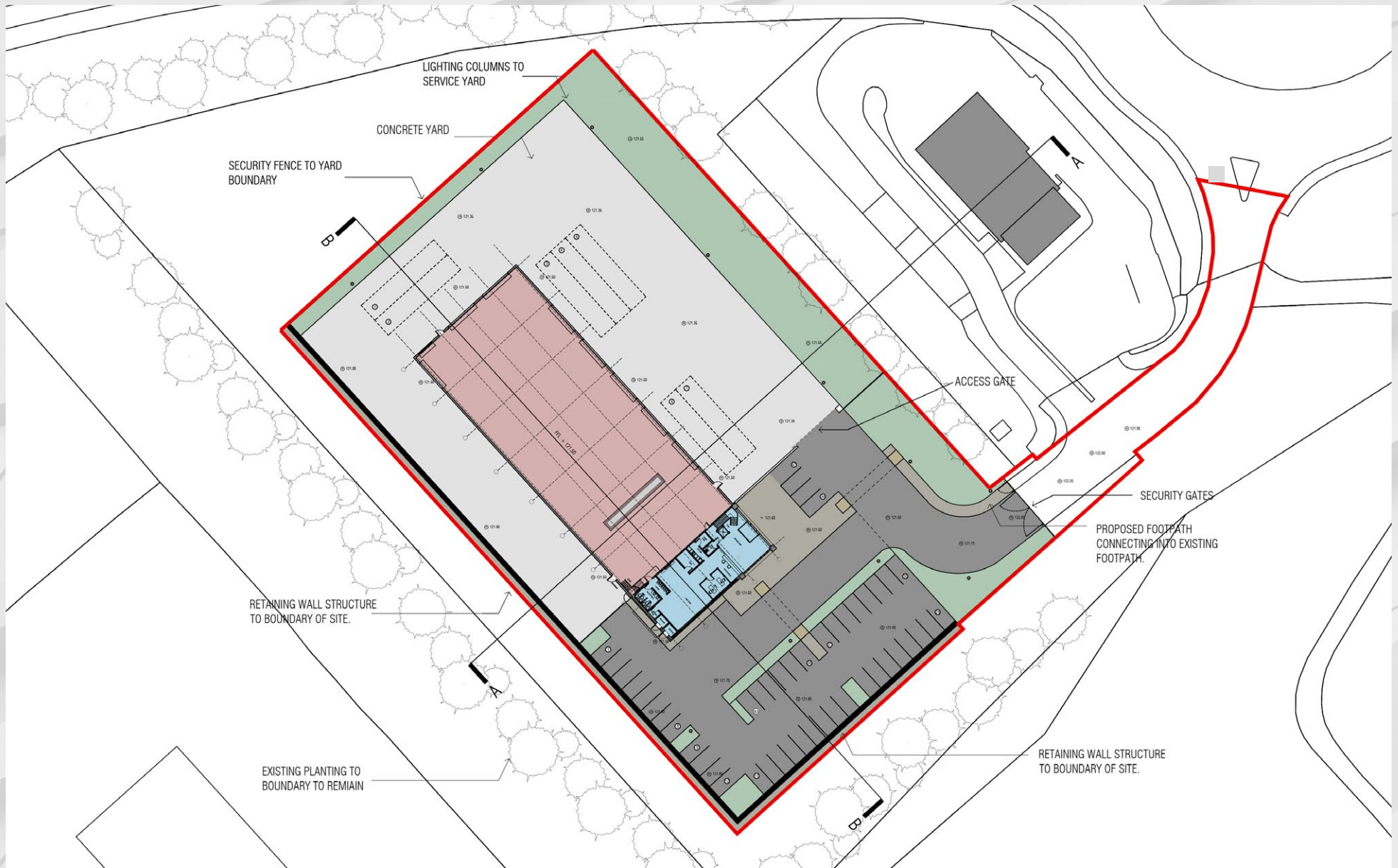
GROUND FLOOR PLAN

Not To Scale. For indicative purposes only.



FIRST FLOOR PLAN

Not To Scale. For indicative purposes only.



LANDSCAPE SITE PLAN

Not To Scale. For indicative purposes only.

VIEWING AND FURTHER INFORMATION

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