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Self-Contained Industrial
Warehouse with Office

c. 21,368 sq ft

27 Mahon Industrial Estate,
Mahon Road,
Portadown, BT62 3EH

TO LET

PROPERTY SUMMARY

- Substantial warehouse and office accommodation extending to c. 21,368 sq ft
- Self-contained secure site extending to c. 0.76 acres
- On-site car parking for approximately 12 vehicles
- Excellent motorway access to M1 and wider road network

LOCATION

Portadown is recognised as one of Northern Ireland's key industrial and distribution hubs, located approximately 23 miles southwest of Belfast. The town benefits from strong transport connections, with convenient access to the M1 motorway network, Belfast International Airport, George Best Belfast City Airport, and the ports of Belfast and Larne.

The subject property is situated within the established Mahon Industrial Estate, accessed directly from Mahon Road and positioned around one mile from Portadown town centre. The surrounding area is home to a number of well-known industrial occupiers including JP Corry, Bassetts, and Craigavon Plastics, highlighting the strength of the location as a commercial destination..



DESCRIPTION

The property comprises a self-contained industrial facility set on a secure site extending to approximately 0.76 acres. Externally, the site benefits from a substantial concrete yard area, excellent space for vehicles, and secure access via double entrance gates.

Constructed with a steel portal frame, the main building incorporates blockwork and metal-clad elevations beneath a pitched metal-clad roof. Additional warehouse and mezzanine accommodation is provided through an L-shaped extension positioned to the side and rear of the original structure.

The adjoining extension is accessed via two electric roller shutter doors together with a separate pedestrian entrance leading directly into the warehouse area. This section benefits from concrete floors, box lighting, oil-fired blow heaters, and an internal clearance of approximately 4 metres to the underside of the mezzanine level.

A substantial concrete mezzanine extends across the majority of the extension, offering additional storage accommodation with internal heights ranging from approximately 3 metres to a centre pitch of circa 6 metres at roof level.

The property also benefits from electric roller shutters to the front elevation, oil-fired heating, and an intruder alarm system.

The ground floor office accommodation has been finished to a high specification, incorporating carpeted floors, painted plaster walls, suspended ceilings and recessed lighting, throughout.



ACCOMMODATION

Area	Floor	Description	Sq Ft	Sq. M
Main Building	Ground	Office Space	1,497	139
Extension	Ground	Warehouse	10,887	1,011
	Mezzanine	Storage	8,984	835
Total			21,368	1,986

LEASE DETAILS

Term: Available on flexible lease terms by negotiation
Use: Suitable for industrial, warehousing and distribution uses (subject to planning)
Rent: £97,500 per annum
Repairs: Full repairing and insuring terms
VAT: All rental figures are quoted exclusive of VAT, which may be applicable

RATEABLE VALUE

We are advised by Land & Property Services of the following:

NAV: £67,500
Rate in the £ (2026/27): 0.627665
Rates Payable (approx.): £42,367

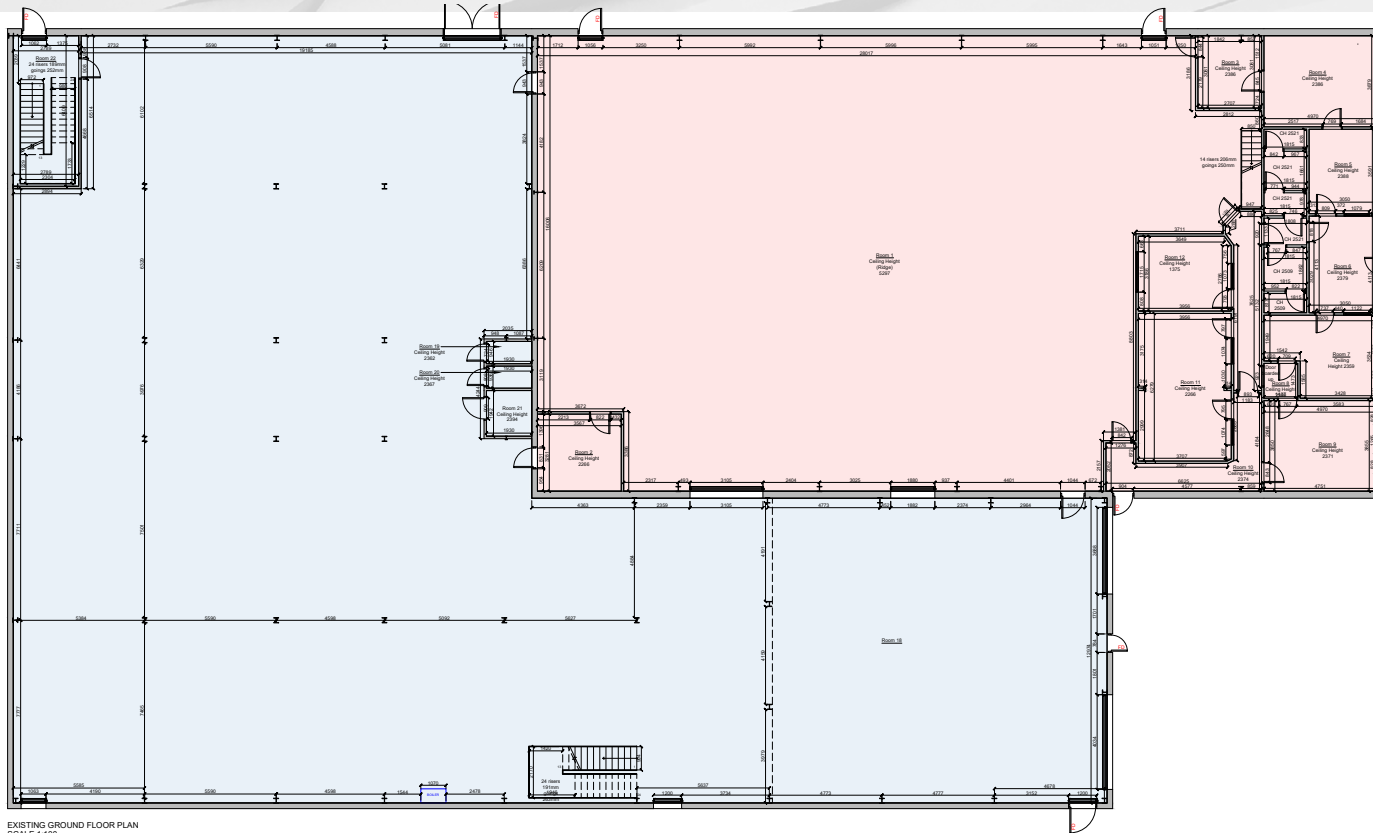
VAT

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

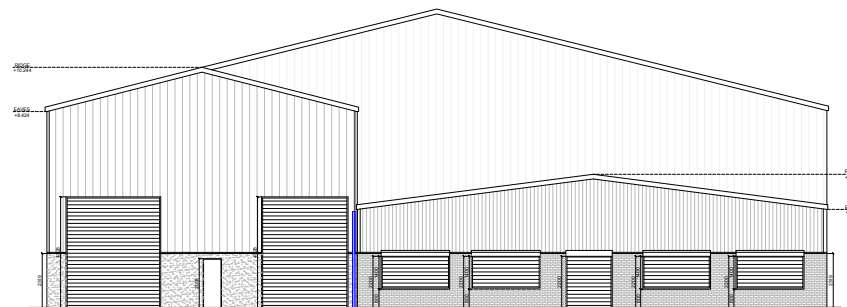
EPC

C67 – A copy of the EPC certificate can be made available upon request.



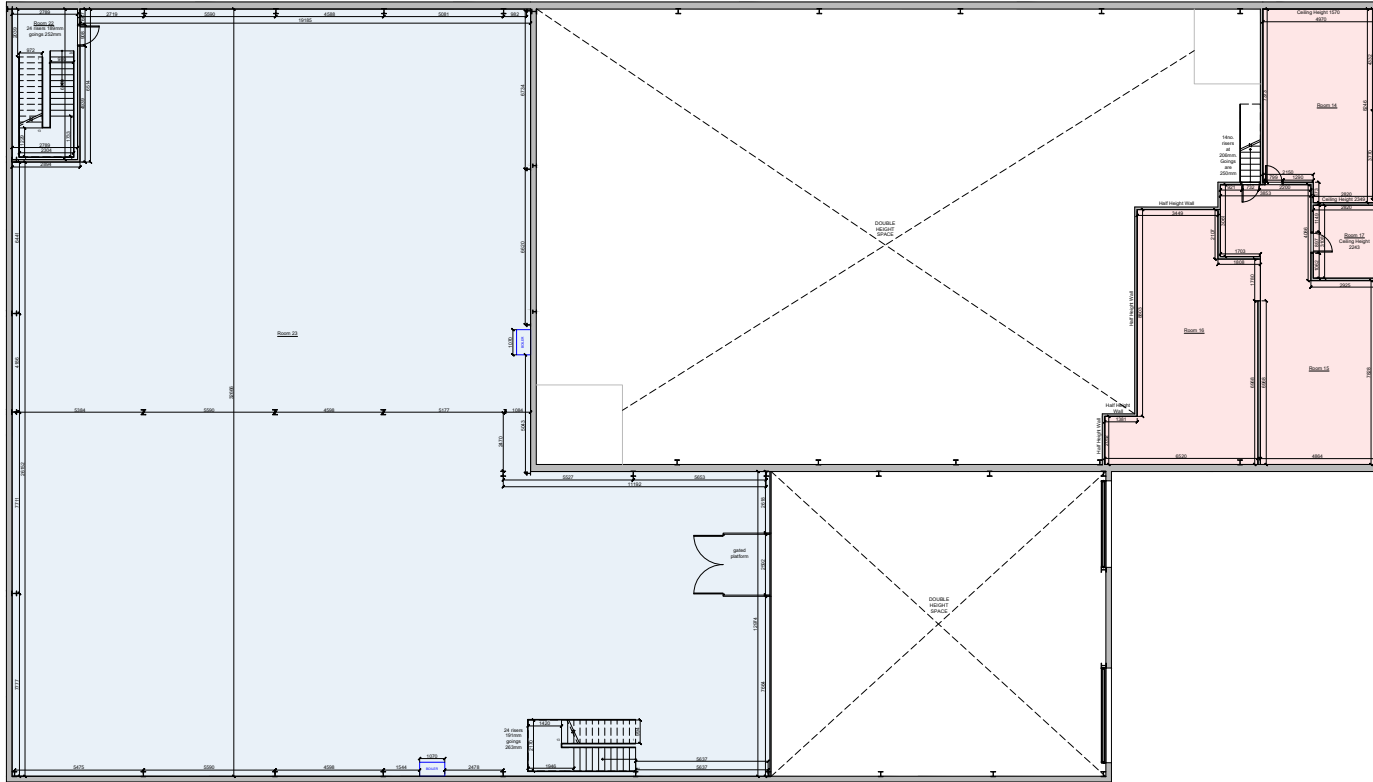


EXISTING GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR





EXISTING FIRST FLOOR PLAN
SCALE 1:100

FIRST FLOOR

VIEWING AND FURTHER INFORMATION



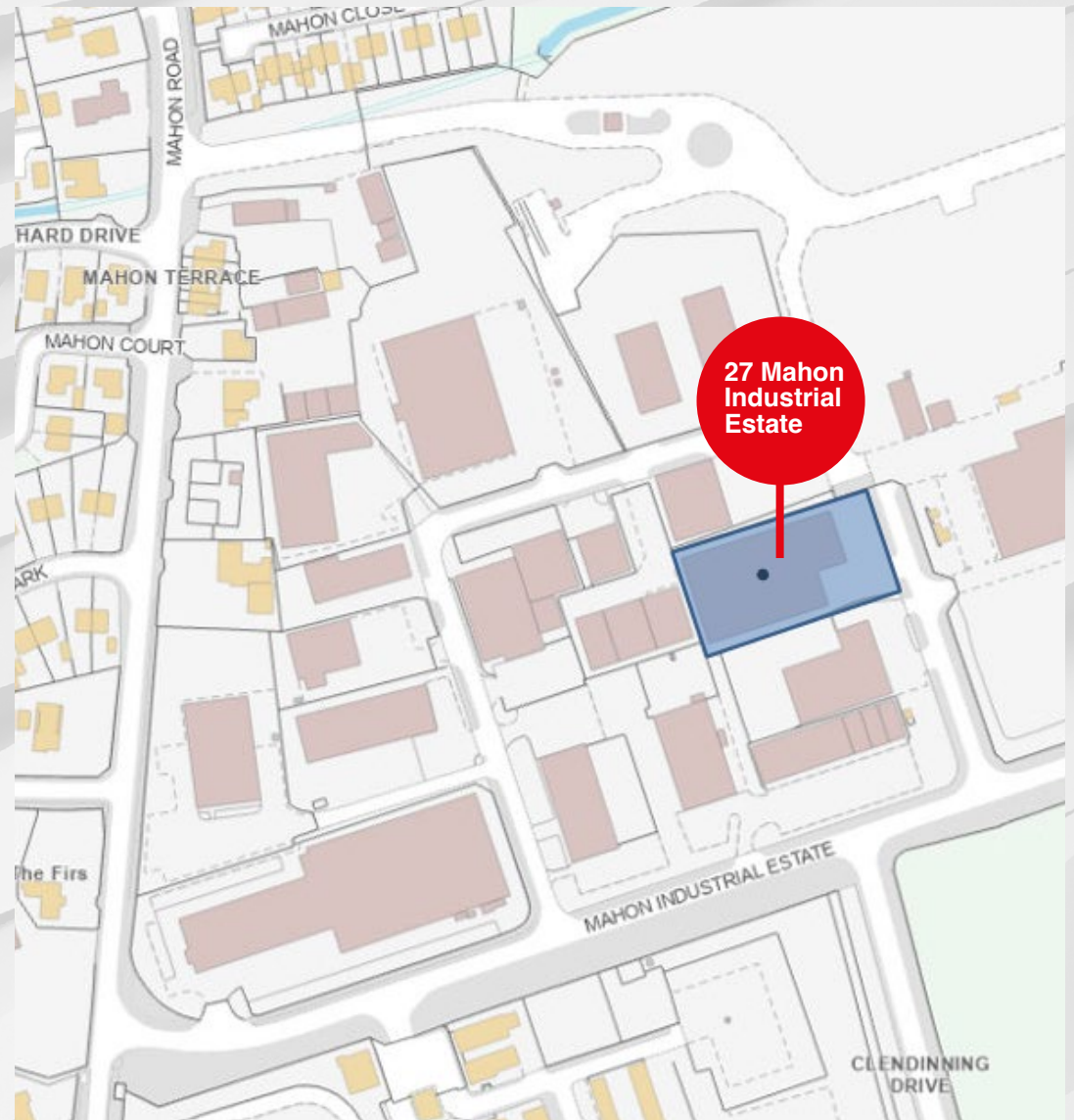
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