

FOR SALE/TO LET

Prime Commercial Development Opportunity Site at Charlestown/Carn Road, Portadown



- > Located in the popular Carn commercial area of Portadown, close to the M12 Motorway network.
- > Benefits from good road frontage onto both the Carn and Charlestown Roads.
- > The land extends to approximately 1.3 acres.
- > The site has Outline Planning Permission for an industrial unit with associated car parking.
- > Nearby well known occupiers include Almac, Moy Park, Kingspan and Charles Hurst.

Location

The property is situated at the junction of Carn Road and Charlestown Road, in the popular Carn commercial area of Portadown. Due to the close proximity of the M12 Motorway Network the site is strategically located offering easy access to the east and west of the Province, together with good road links to Belfast International and City Airports. The site is approximately 2 miles from Portadown town centre and 27 miles from Belfast.

The Seagoe and Carn areas of Portadown have experienced extensive redevelopment in recent years. The area is undoubtedly now established as one of Northern Ireland's principle commercial locations. Surrounding industrial parks include C12 Business Centre, Charlestown Road Industrial Estate (Invest NI), CIDO Innovation Centre and Carn Business Park. Well known occupiers in the area include Almac, Moy Park, Kingspan, Charles Hurst and James E. McCabe.

Description

The property comprises a plot of land extending to approximately 1.3 acres (0.53 hectares), which is rectangular in shape and benefits from significant frontage onto both Carn Road and Charlestown Road. The site has recently been cleared and surfaced in rough stone to make it ready for development.

Site Area

The site extends to approximately 1.3 Acres (0.53 Hectares). A site plan is provided below for identification purposes only.

Tenure

Freehold. Land comprises in Folio 25188 Co. Armagh and Folio 28260 Co. Armagh.

Planning

The land is zoned for industrial as dictated by the Craigavon Area Plan 2010. The site currently benefits from Outline Planning Permission for an industrial unit with associated car parking. (Ref: LA08/2017/0443/O)

VAT

All prices and rentals quoted are exclusive of, and may be subject to, VAT.

Price

On Application

Contact

For further information or to view please contact;

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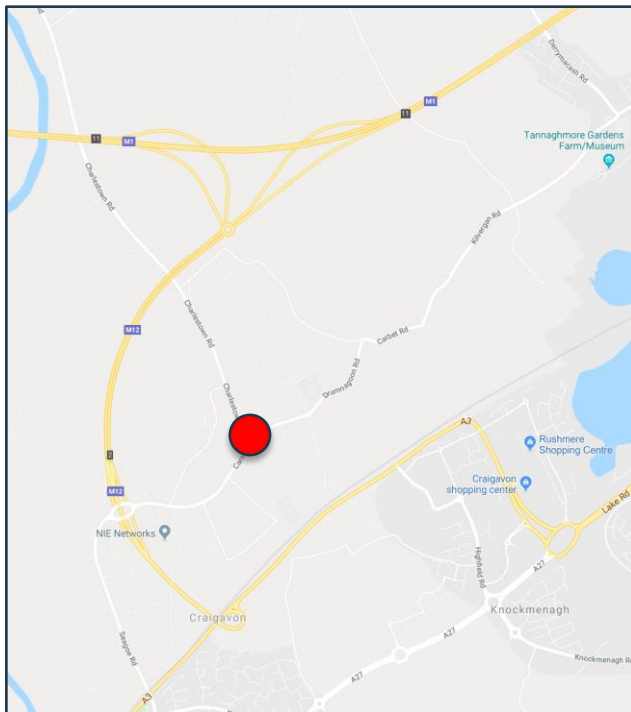
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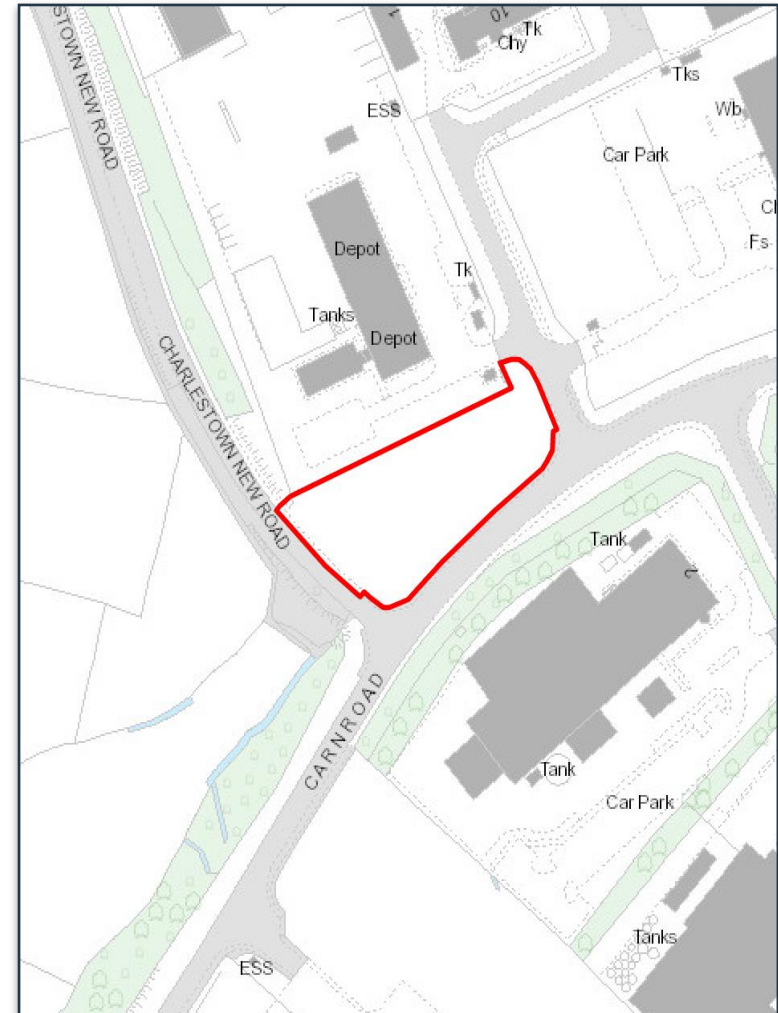


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Not to Scale / For Identification Purposes Only