

**Flexible
Terms Available**

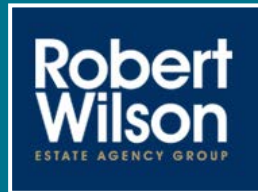


For identification purposes only

To Let

Industrial / Office / Showroom Units ranging from c.1,183sq.ft - 73,232 sq.ft

**Milltown Business Park, 90 Milltown Road,
Donaghcloney, BT66 7NF**



**Riddell
McKibbin**
028 9531 3122
riddellmckibbin.com

Industrial / Office / Showroom Units ranging from c.1,183 sq.ft – 73,232 sq.ft

Milltown Business Park, 90 Milltown Road, Donaghcloney, BT66 7NF



PROPERTY SUMMARY

- Milltown Business Park comprises a variety of units on a self-contained site
- Accommodation ranges in size from c.1,183 sq.ft – 73,232 sq.ft
- Highly accessible just 5 miles from the M1 motorway & c.6 miles from the A1 Belfast to Dublin corridor
- Up to 2,000kW Power Supply Available on site
- Ample Onsite parking
- Flexible terms available.

LOCATION

Milltown Business Park is situated between the towns of Donaghcloney (c.2miles) & Waringstown (c.1.5miles), to the south-east of Lurgan. It is easily accessible to the M1 Motorway with both junctions 9 & 10 being only approximately 5 miles whilst access to the A1 Belfast to Dublin Corridor being only c.6 miles to the south-east.

DESCRIPTION

The park offers a variety of unit types and sizes for a range of businesses from start-ups to International companies. The older mill style units range in size from c.1,183 sq.ft up to c. 23,780 sq.ft. The largest and most modern unit extends to c. 26,285 sq.ft. of clear open span space and benefits from an eaves height of c.6m, floated concrete floor, roller shutter door access and has been soundproofed. The park benefits from a 2,000 kW power supply.

Milltown Business Park is the perfect rural location for your office, we have a range of bright and airy office suites and showroom space ranging from c.300 sq.ft – 9,078 sq.ft arranged over ground and first floors which benefits from ample on-site car parking & superfast broadband.

LEASE

Rent: Negotiable (to include rates & buildings insurance)
Term: Negotiable
Repairs: Internal repairing obligation

VAT

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

EPC

B46 & D100 - A copy of the EPCs are available upon request.



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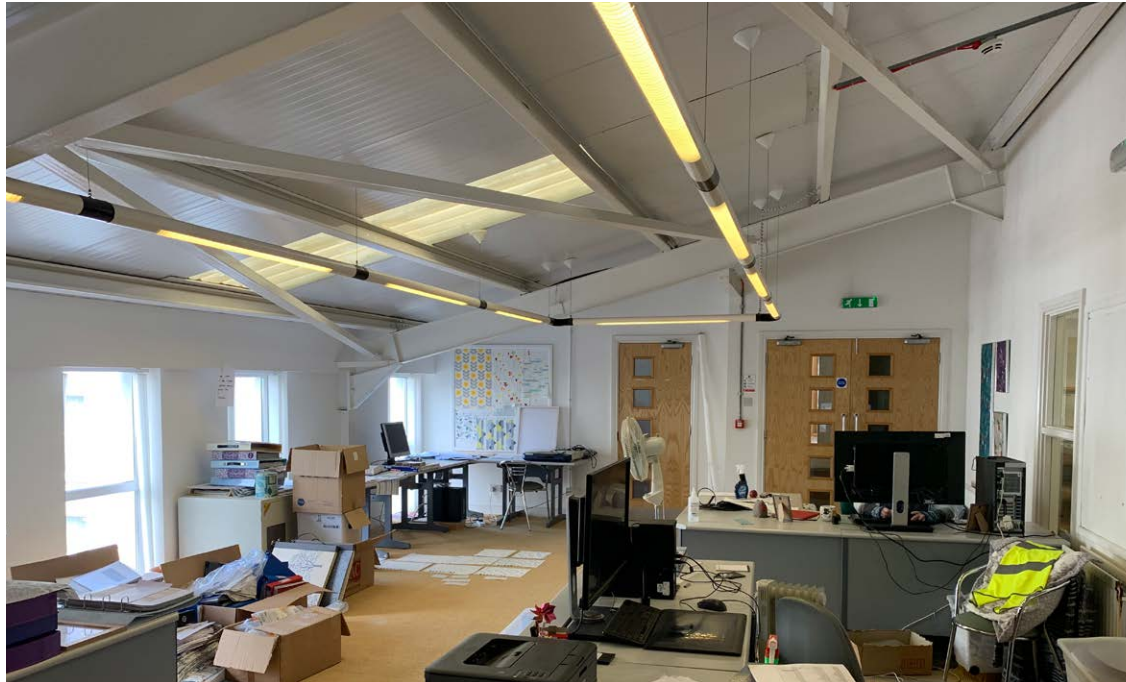


ACCOMMODATION (All areas are approximate)

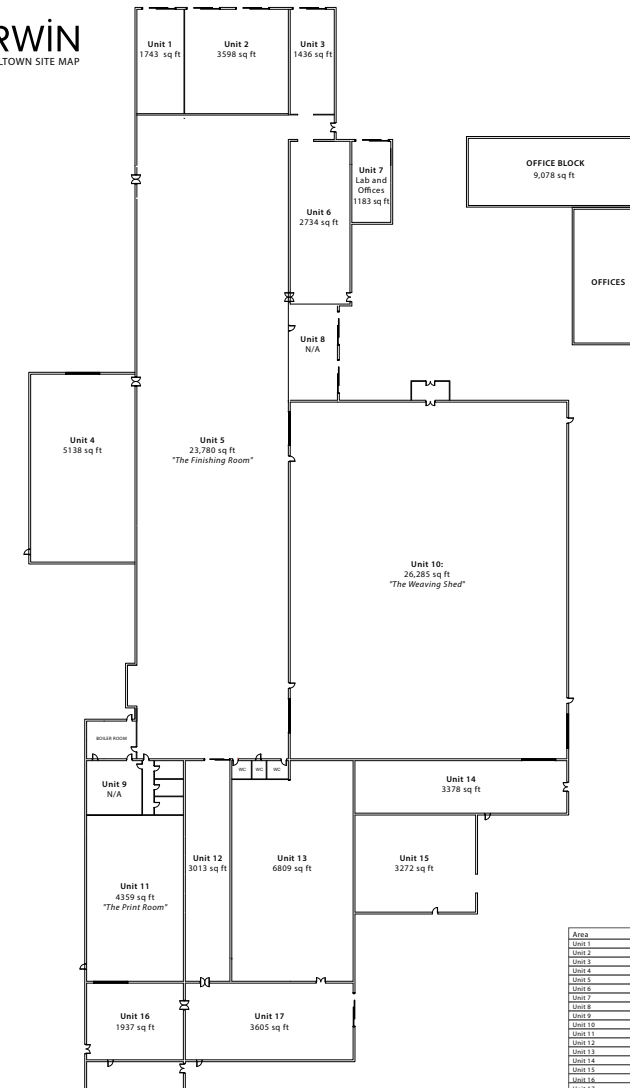
Unit No.	Status	Area Sq.Ft	Area Sq.M	Use	Comment
1	LET	n/a	n/a	Warehouse	Let
2	Available	3,598	334.27	Industrial	Roadside Frontage 4.4m eaves height 2 no. sliding access doors
3	Available	1,436	133.39	Industrial	Roadside Frontage Roller Shutter Access 3.6 m eaves height
4	Available	5,138	477.37	Industrial / Office	External Yard space 3.75m Eaves, Roller shutter access, Internal Office (465 sq.ft)
5	Available	23,780	2,209.20	Industrial	Various Access Points, 4.55m eaves
6	Available	2,734	254.03	Industrial	9.15m Eaves
7	Available	1,183	109.93	Offices / Lab	3 no. GF offices, 1 no. FF Lab
8	n/a	n/a	n/a	n/a	n/a
9	n/a	n/a	n/a	n/a	n/a
10	Available	26,285	2,442.00	Industrial	Modern Clear Span, Sound proofed, 6m Eaves height
Sub- Total		64,154	5,960.19		
Office / Showroom Block	Available	9,078	843.37	Offices / Showroom	Refurbished Office & Showroom Space, Kitchen & W.C facilities
Total		73,232	6803.56		

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IRWIN
MILLTOWN SITE MAP



Area	Sq Ft
Unit 1	1743
Unit 2	3598
Unit 3	1436
Unit 4	5136
Unit 5	23,780
Unit 6	2734
Unit 7	1183
Unit 8	N/A
Unit 9	N/A
Unit 10	26,285
Unit 11	4259
Unit 12	3013
Unit 13	6809
Unit 14	3378
Unit 15	3272
Unit 16	1937
Unit 17	3605

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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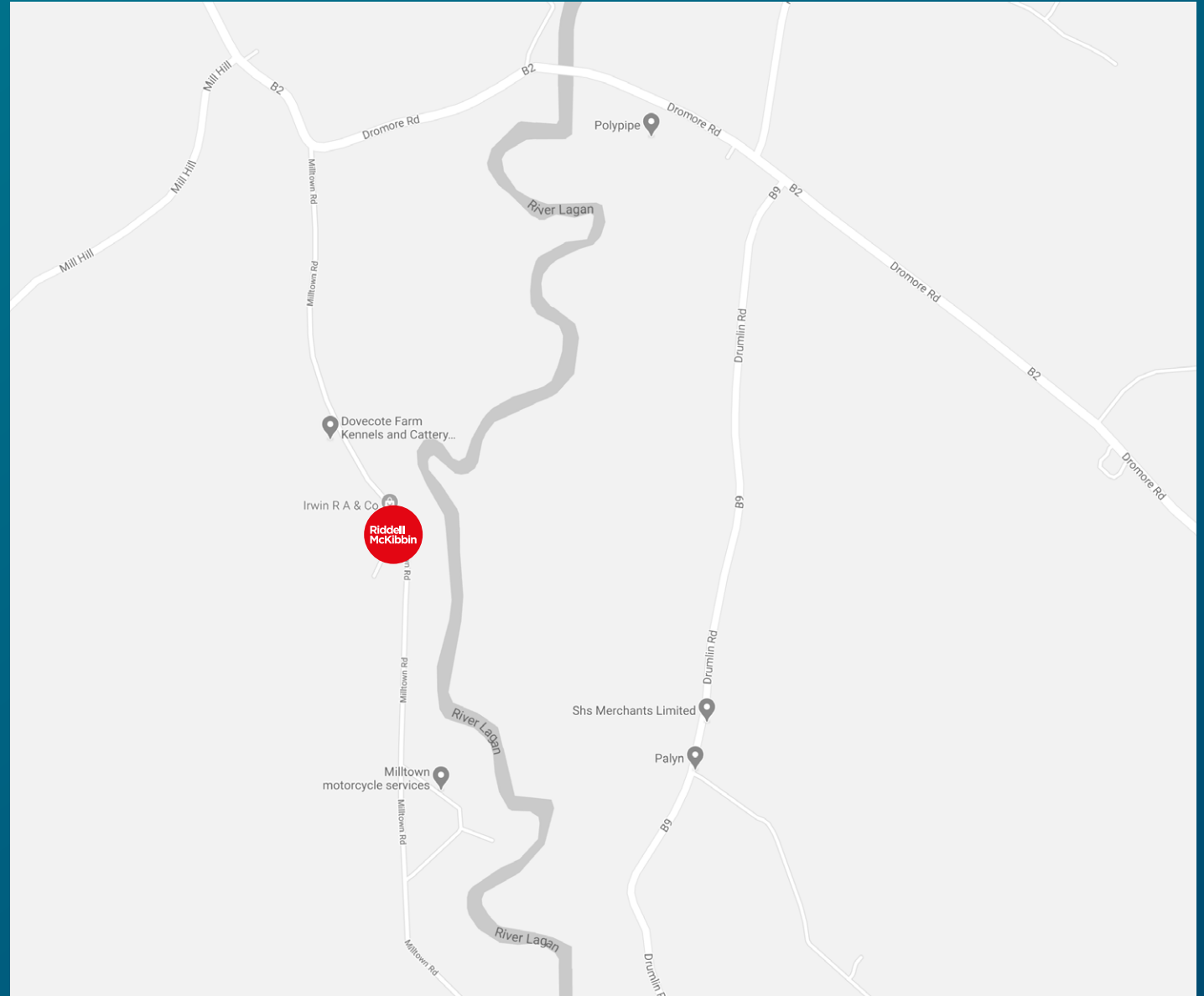
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