



## Unit 1 Scarva Road Industrial Estate, Banbridge, BT32 3QD

To Let | 1,940 sq ft

Excellent Warehouse Accommodation of 1,940 Sq Ft

028 9020 5900  
mcconnellproperty.com



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### Summary

- Rent: £8 per sq ft
- Business rates: £5,123.74 per annum
- VAT: Applicable
- EPC: B (27)

### Further information

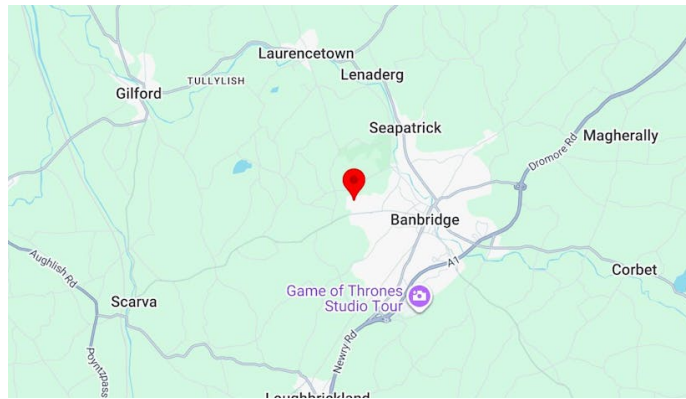
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### Contact & Viewings



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### Location

Scarva Business Park is situated just 1 mile from the A1, the main arterial route connecting Belfast and Dublin, and lies just outside the town of Banbridge. Belfast is approximately 35 minutes to the north, with Dublin around one hour to the south, making the location ideal for distribution and logistics operations.



### Description

Warehouse accommodation suitable for distribution, storage, or light industrial use. The subject unit has been finished to a high standard and provides an existing fit-out suitable for a tenant seeking established warehouse accommodation. The unit benefits from generous eaves height of 7.7m, roller shutter access, and ample on-site car parking.

Internally the subject property benefits from an accessible toilet.

### Accommodation

| Name         | Floor/Unit | sq ft        | sq m          | Availability |
|--------------|------------|--------------|---------------|--------------|
| Unit         | Unit       | 1,940        | 180.23        | Available    |
| <b>Total</b> |            | <b>1,940</b> | <b>180.23</b> |              |

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