

**20 MOORE ISLAND ROAD  
ARMAGH  
CO. ARMAGH  
BT61 8LX**



*working harder to make your **move easier***

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

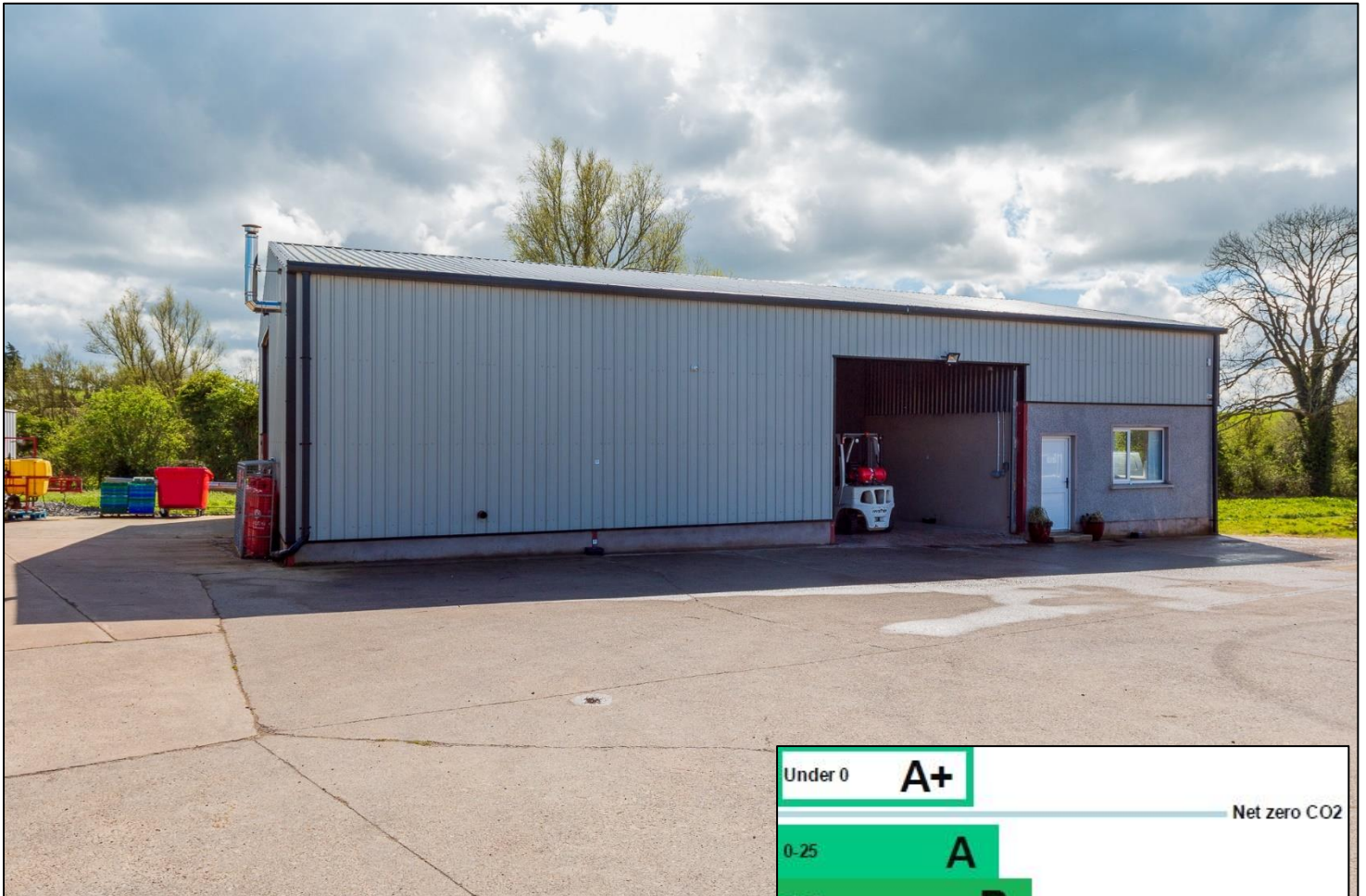
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**HIGH SPECIFICATION WAREHOUSE / MEZZANINE STORAGE / OFFICES TO LET**

**WAREHOUSE CIRCA. 160 SQ M – MEZZANINE STORAGE CIRCA. 79 SQ M – OFFICES CIRCA. 29 SQ M – STAFF FACILITIES**

CENTRALLY LOCATED BETWEEN DUNGANNON TOWN & ARMAGH CITY AND BENEFITTING FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK, THIS HIGH SPECIFICATION WAREHOUSE WITH OFFICES IS SURE TO APPEAL TO A WIDE RANGE OF PERSPECTIVE OCCUPIERS (S.T.P.P.).

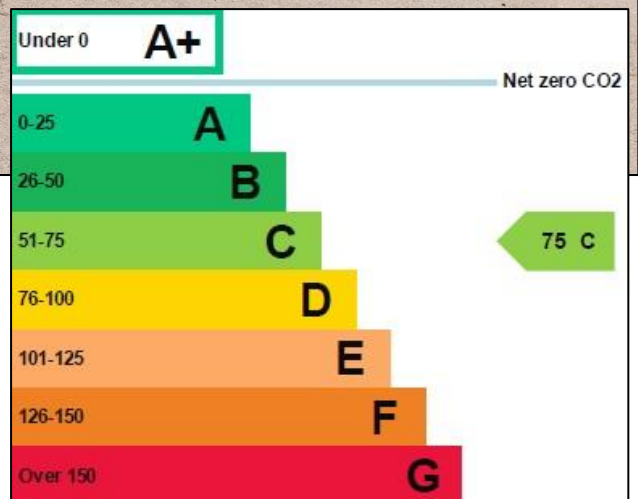
**WOULD BE IDEAL FOR STORAGE / DISTRIBUTION / LIGHT MANUFACTURING**



**GUIDE RENT: £1500 PER MONTH  
RATES: TO BE CONFIRMED**

FEATURES, ACCOMMODATION IN BRIEF & FLOORPLANS OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**



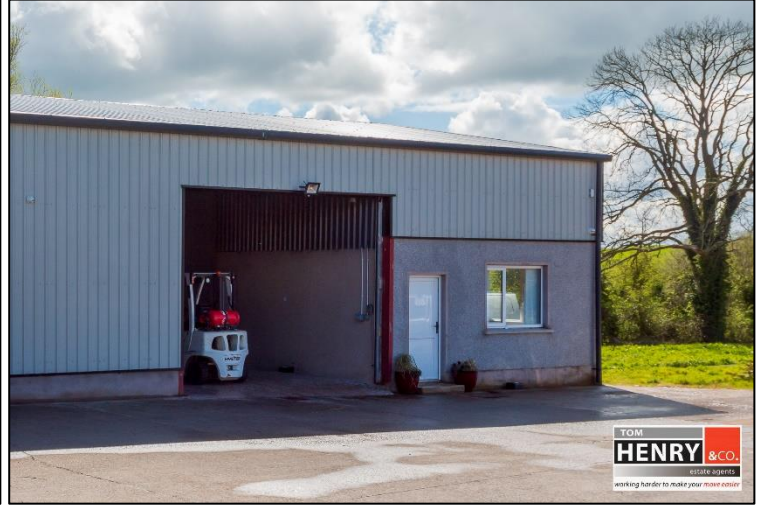
# PROPERTY FEATURES...

- HIGH SPECIFICATION WAREHOUSE / STORAGE WITH OFFICES & STAFF FACILITIES.
- AVAILABLE FROM JUNE 2024.
- TOTALLING: CIRCA. 339 SQ M / 3650 SQ FT.
- WAREHOUSE: CIRCA. 160 SQ M / 1720 SQ FT.
- MEZZANINE STORAGE: CIRCA. 79 SQ M / 850 SQ FT.
- NO. 2 OFFICES: TOTALLING CIRCA. 29 SQ M / 310 SQ FT.
- ROLLER DOOR ACCESS TO WAREHOUSE: CIRCA. 4.69M WIDE.
- POTENTIAL RECEPTION AREA / TRADE COUNTER AREA CURRENTLY USED FOR DISPATCH.
- STAFF FACILITIES INCLUDING KITCHEN & SHOWER ROOM / TOILETS.
- STAFF / CUSTOMER PARKING TO FRONT & SIDE.
- SPACE TO FACILITATE TURNING OF A 40 FT LORRY.
- USE OF FORKLIFT AVAILABLE FOR RECEPTION & DISPATCH IF REQUIRED.
- LOGISTICALLY CENTRAL LOCATION:
  - MOY: APPROX. 4 MILES.
  - ARMAGH CITY: APPROX. 4.5 MILES.
  - DUNGANNON: APPROX. 9 MILES.
  - PORTADOWN: APPROX. 10 MILES.
- 3 PHASE ELECTRIC ADJACENT IF REQUIRED.
- OIL FIRED CENTRAL HEATING TO OFFICES.



**ACCOMMODATION IN BRIEF...**

POTENTIAL RECEPTION AREA / DISPATCH AREA:  
ROLLER DOOR.



WAREHOUSE: 160 SQ M  
ROLLER DOOR & PEDESTRIAN ACCESS.





HALLWAY:  
P.V.C. PEDESTRIAN DOOR.

OFFICE 1: 4.3 X 4.1



OFFICE 2: 2.9 X 4.1



CANTEEN / KITCHEN:  
FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S. SINK & DRAINER.



STAFF TOILET / SHOWER ROOM:  
TOILET. SINK. ELECTRIC SHOWER.



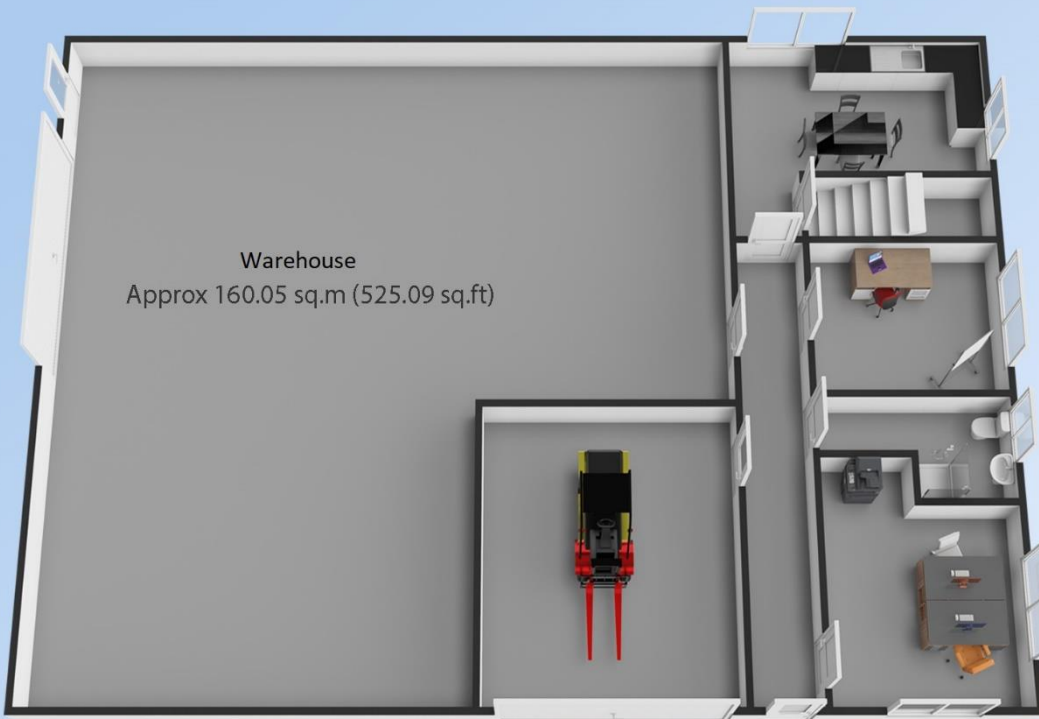
**FIRST FLOOR:**

MEZZANINE STORAGE: 79.3 SQ M





**FLOORPLANS & MAP FOR I.D. PURPOSES ONLY.**



Warehouse  
Approx 160.05 sq.m (525.09 sq.ft)

KITCHEN  
5.5m x 4.1m

OFFICE  
2.9m x 4.1m

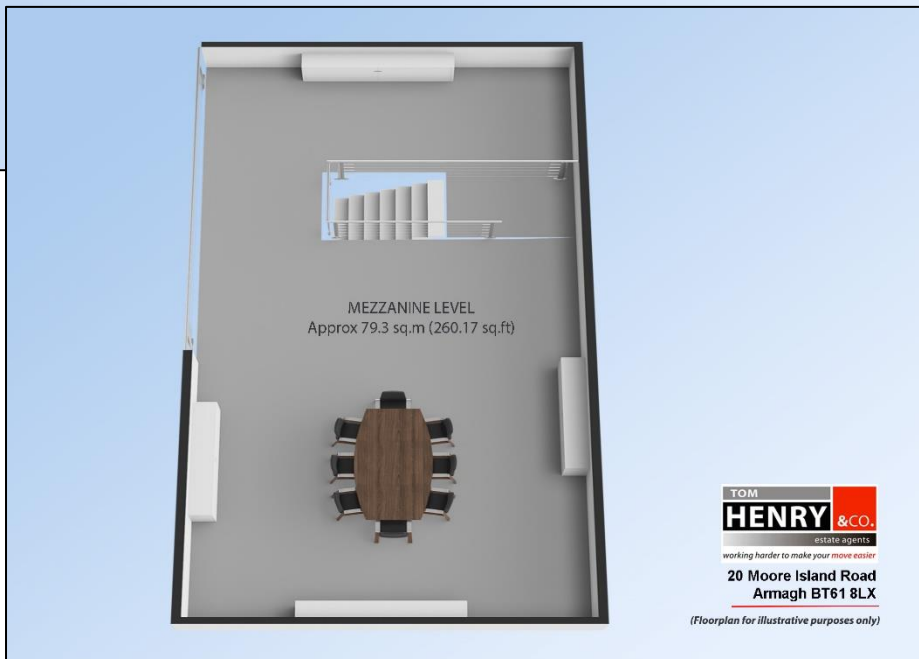
W.C. & SHOWER

OFFICE  
4.3m x 4.1m



**20 Moore Island Road  
Armagh BT61 8LX**

*(Floorplan for illustrative purposes only)*



MEZZANINE LEVEL  
Approx 79.3 sq.m (260.17 sq.ft)



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*(Floorplan for illustrative purposes only)*

**N.B.**

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**VALUATIONS.**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**