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Commercial Property Agents.

028 3835 0888

For Sale
Shed, Offices, Yard and Lands
83 Coharra Road,
Portadown, Craigavon, BT62 4HS



Accommodation	Shed	4,200 sqft
	Offices	1,072 sqft Gross Ground Floor Area. 350 sqft Gross First Floor Area.
	Plus Garages & Stable to Rear of Adjacent Dwelling Not Measured.	
	Site Area	2.35 acres Approx. See Attached Map.
Rateable Value	Listed as House Office Workshop Yard £7,600. Interested Parties should verify the accuracy of this Listing.	
Price	Offers Invited in Region of £125,000. Price quoted exclusive of VAT which may be chargeable.	
Viewing	By Appointment with Agent	

Tom Magee Commercial Property Agents
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Energy Performance Certificate

Northern Ireland

Non-Domestic Building

WAREHOUSE
83 Coharra Road
Portadown
CRAIGAVON
BT62 4HS

Certificate Reference Number:
0991-0142-9530-8800-6623

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 94

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	389
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	52.32

Benchmarks

Buildings similar to this one could have rating as follows:

28	If newly built
74	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

Assessment Software:	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
Property Reference:	619891520002
Assessor Name:	Robert McFarland
Assessor Number:	STRO006945
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Energy Control Ireland Ltd
Employer/Trading Address:	1 Carrickblacker Avenue, Portadown, ARMAGH, BT63 5BB
Issue Date:	09 May 2016
Valid Until:	08 May 2026 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0040-6989-0496-2852-1014

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005.

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

OFFICE
83 Coharra Road
Portadown
CRAIGAVON
BT62 4HS

Certificate Reference Number:
0861-0136-2899-1504-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 66

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	142
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	72.37

Benchmarks

Buildings similar to this one could have rating as follows:

26	If newly built
69	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in SR 2008 as amended.

Assessment Software:	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
Property Reference:	619891520001
Assessor Name:	Robert McFarland
Assessor Number:	STRO006945
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Energy Control Ireland Ltd
Employer/Trading Address:	1 Carrickblackler Avenue, Portadown, ARMAGH, BT63 5BB
Issue Date:	09 May 2016
Valid Until:	08 May 2026 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0991-0142-9540-8800-6613

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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