



MARLBOROUGH

Retail Park

Marlborough Retail Park,
Craigavon, BT64 3AD

LAST REMAINING PHASE 1 RETAIL UNIT



Open Class 1 Retail Units

CBRE

CUSHMAN &
WAKEFIELD
IN PARTNERSHIP WITH MCCOMBE PIERCE



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To Let - Open Class 1 Retail Units

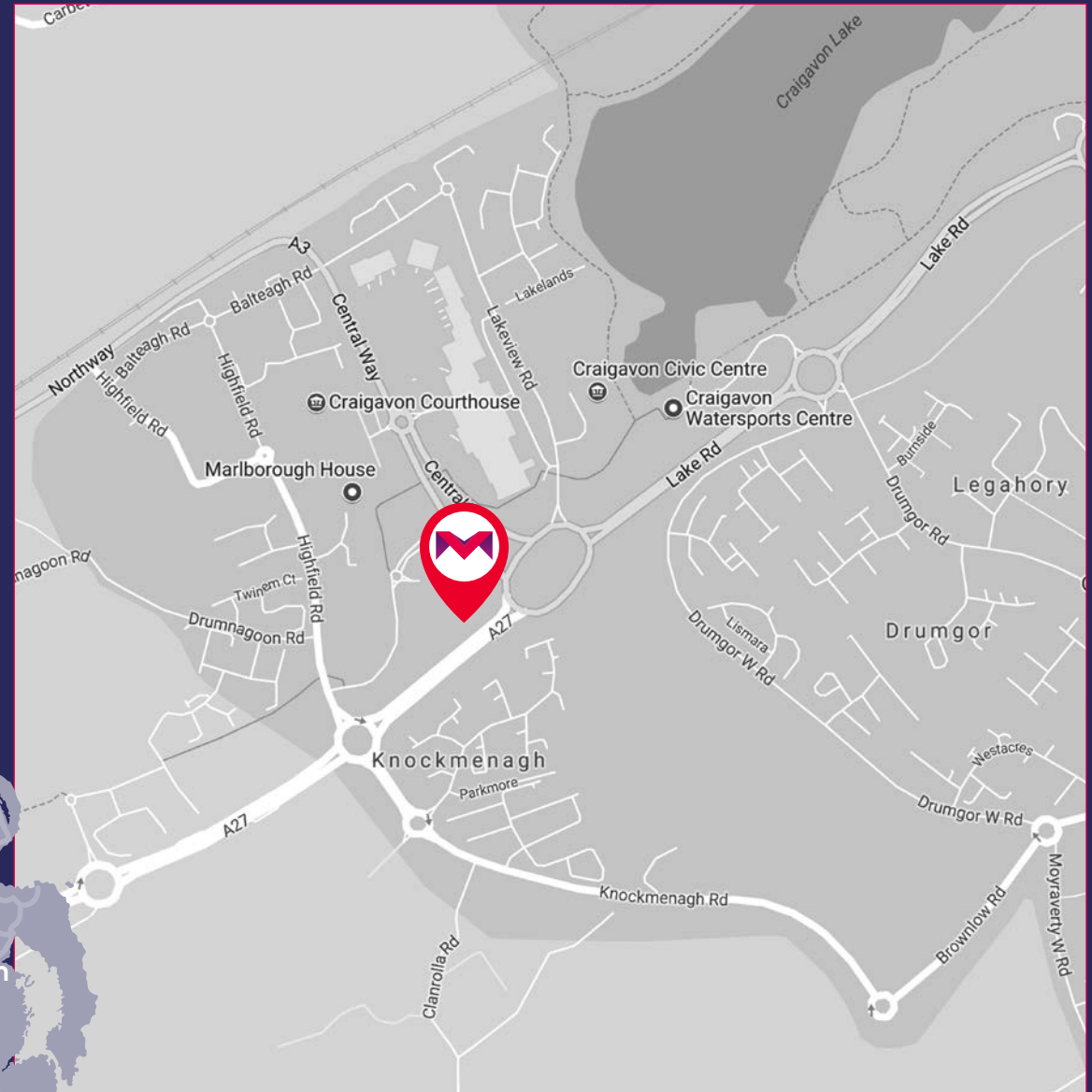


Location

Marlborough Retail Park occupies a prominent position in central Craigavon, situated adjacent to Tesco Extra (130,000 sq ft) and Halfords, approximately 300 metres to the south west of Rushmere Shopping Centre and Retail Park and within close proximity to the newly constructed South Lake Leisure Centre. Together these sites form Craigavon town centre.

The park is accessed from the A3 which runs immediately past the site and links Lisburn and Belfast (28 miles) in the north with Portadown and Armagh in the south.

The total population within a 20-minute drivetime catchment area is 136,211 and total consumer expenditure within this catchment is estimated at £791 million per annum.



Marlborough Retail Park, Craigavon

To Let - Open Class 1 Retail Unit & Restaurant Unit



Description

The property provides an existing retail footprint of 80,000 sq ft with the option of full mezzanine cover along with 2 no A3 restaurant/cafe units. Future development phases could provide a further c.20,000 sq ft of retail space. Planning permission has also been granted for a further A3 restaurant/cafe unit.

Retailers operating in the scheme include M&S Simply Food, O'Neills, Home Bargains, Airtastic Entertainment Centre, Starbucks and Burger King.

The unit will be handed over finished to a standard developers shell specification with glazed shop front.

Marlborough Retail Park, Craigavon

To Let - Open Class 1 Retail Units



Information & Contact

Available Units

Unit 2 – 18,000 sq ft
(possible additional mezzanine up to 4,000 sq ft)

Restaurant Unit 4 – 3,000 sq ft

Rent

£17.50 per sq. ft.

Term

New 15 year effective FRI lease, subject to 5 yearly upward only rent reviews.

Rateable Value

To be assessed following the subdivision and refurbishment of the units.

Planning

Planning granted.
Open A1 retail consent.

VAT

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

EPC Rating

Will be made available on completion.

Contact

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