



**Instinctive
Excellence
in Property.**

To Let

Office Accommodation

2,098 sq ft - 195 sq m

Unit 11 D/F
Magowan West
Portadown
BT62 3PG

OFFICE



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EPC



Location

Magowan West is a highly visible shopping precinct with frontage onto West Street and two of the towns main car parks.

The scheme is easily accessible directly from the M12/A3 and is situated opposite Portadown train and bus station. The train station provides one of the major stops along the Belfast to Dublin rail network.

Retailers represented within the shopping precinct include Benetton, Boots, B&M Bargains and DV8.

Description

The office suite is located on the first floor and accessed via a reception lobby on West Street. The offices are DDA compliant and benefit from lift access.

Internally the suite is laid out to include 3 individual offices and is generally open plan. Finishes include:-

- Part laminate part carpeted floors
- Floor to ceiling glass on one side
- Air conditioning
- Cat 5E network cabling

Accommodation

	Net Internal Area	
OFFICE	: 1,809 sq ft	168 sq m
KITCHEN	: 289 sq ft	26 sq m
TOTAL	: 2,098 sq ft	195 sq m

Lease Details

Rent	:	£20,000 p.a.
Term	:	Negotiable.
Service Charge	:	Estimated at £2,250 p.a. exclusive.

Rates

Having researched the Land and Property Services website we understand that the rating information is as follows: -

Total NAV : £10,700

The rate in the £ for Armagh, Banbridge and Craigavon in 2017/2018 is £0.577741 making the estimated rates payable £6,180 p.a.

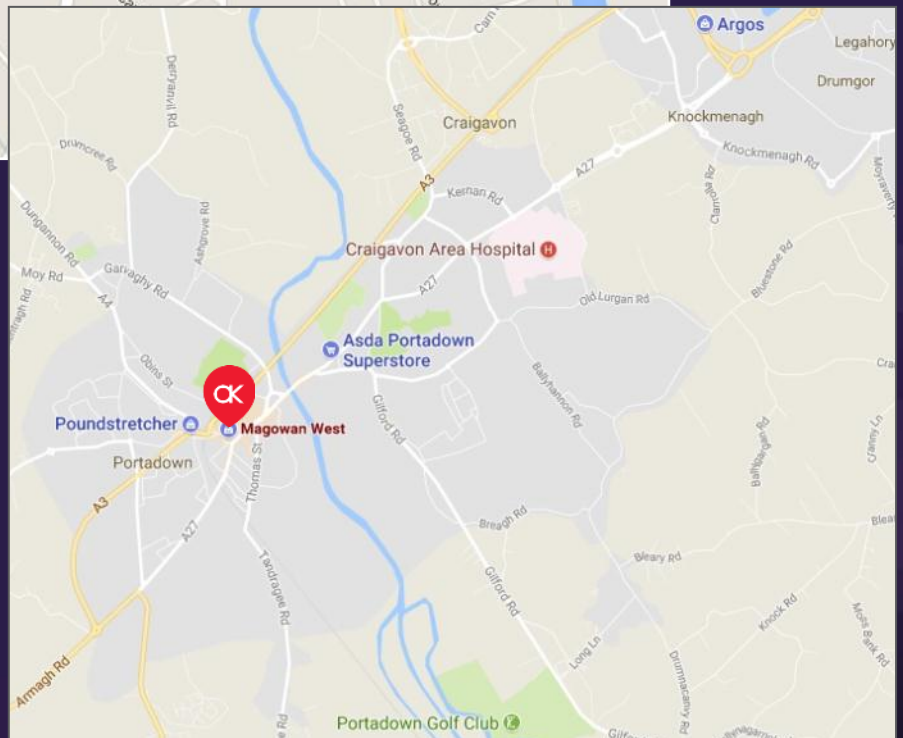
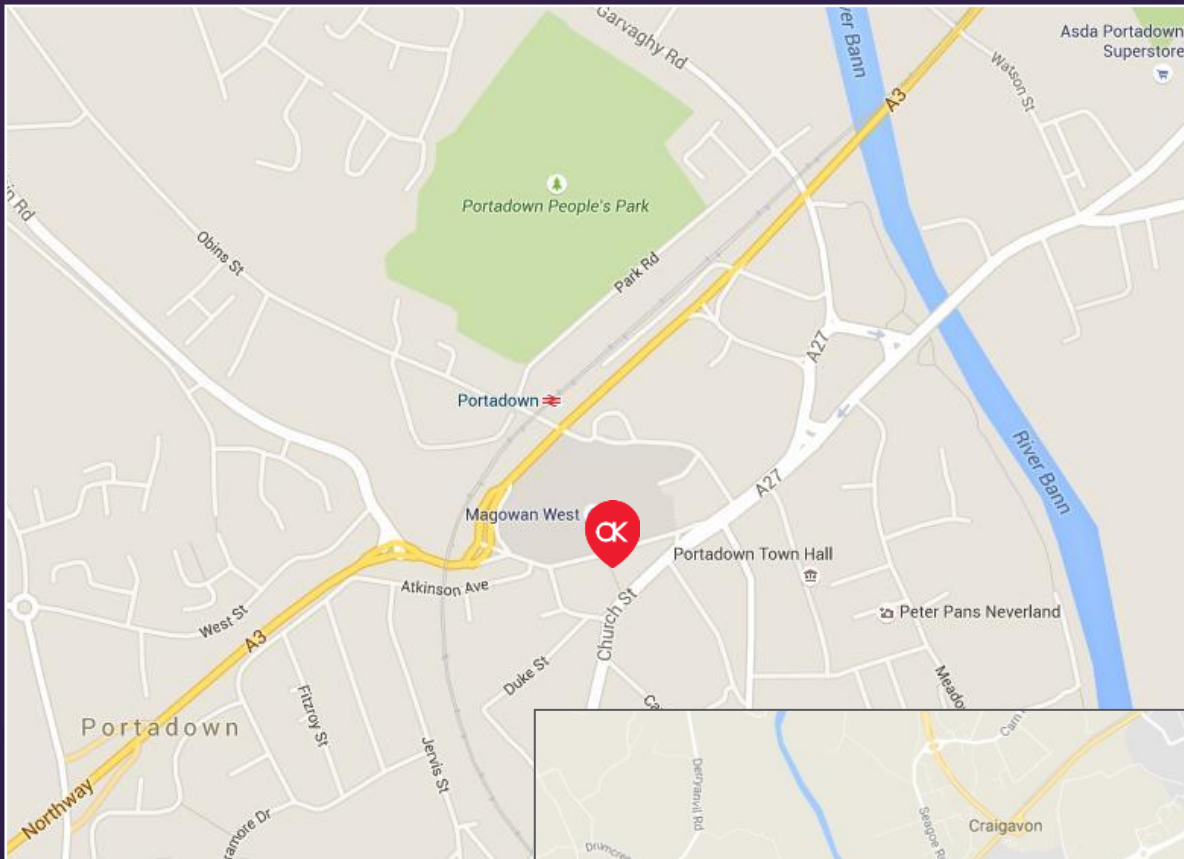
We advise all interested parties to make their own enquiries.

VAT

All prices quoted are exclusive of, but may be liable to VAT.



Location Maps



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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