



**Instinctive
Excellence
in Property.**

To Let

**Office Accommodation
1,031.5 sq ft (95.6 sq m)**

Unit 11B
Magowan West
Portadown
BT62 3PG

OFFICE



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Office Accommodation

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EPC



Location

Magowan West is a highly visible shopping precinct with frontage on to 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 mainly open plan with 1 individual office and a kitchen area.

Finishes include:-

- Carpeted floors (small area with laminate flooring 3.91 sq m - 42.11 sq ft)
- Floor to ceiling glass on one side
- Air conditioning
- Fluorescent strip lighting

Accommodation

Office - Net Internal Area: 1,031.5 sq ft 95.6 sq m

Lease Details

Rent	:	£8,000 p.a.
Term	:	Negotiable.
Service Charge	:	Estimated at £1,000 p.a. exc.

Rates

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

Total NAV - £4,250 p.a.

The rate in the £ for Armagh, Banbridge and Craigavon in 2017/2018 is £0.577741 making the estimated rates payable £2,455

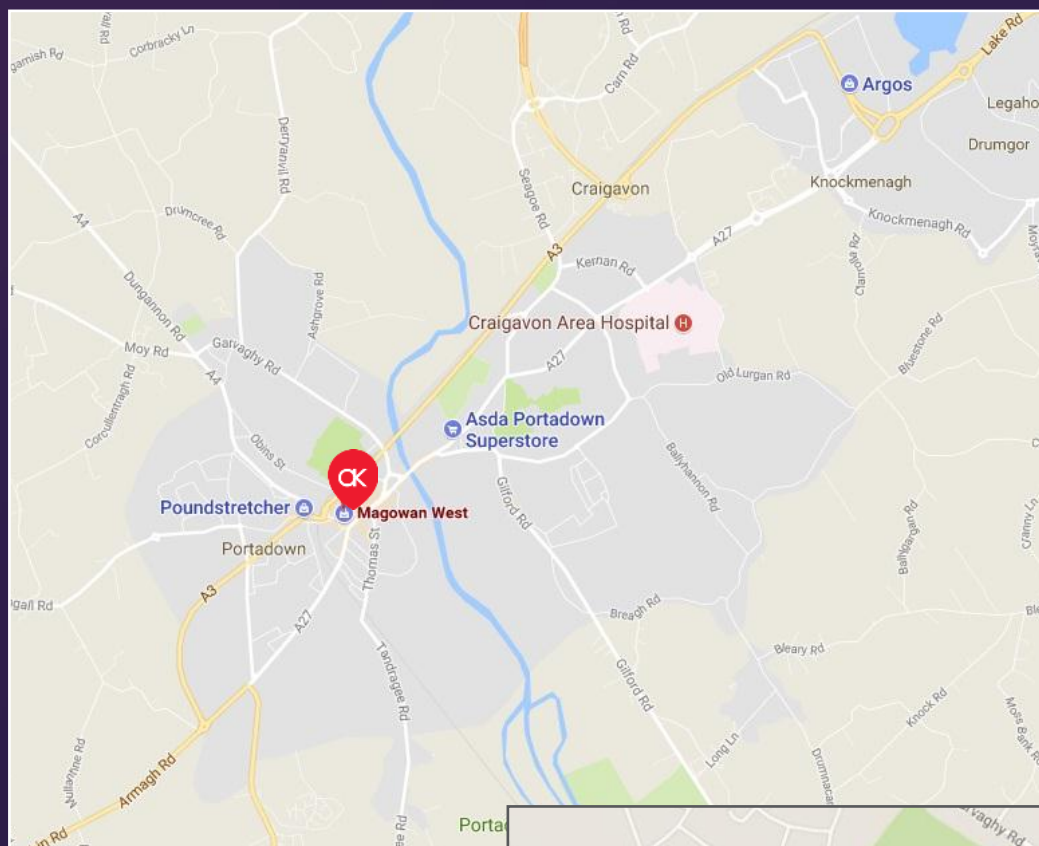
We advise all interested parties to make their own enquiries.

VAT

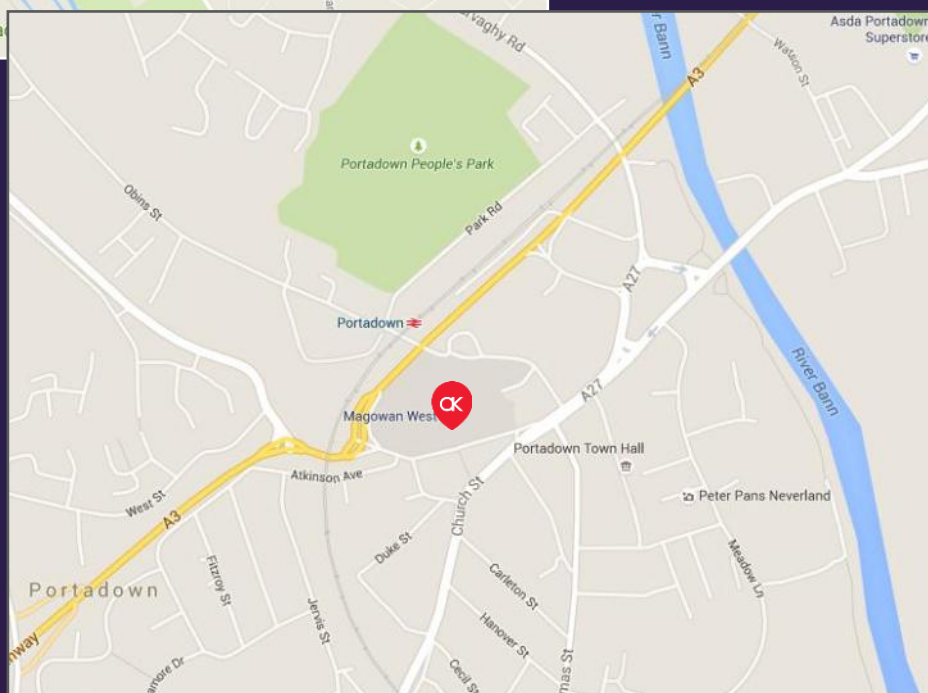
All prices quoted are exclusive of, but may be liable to VAT.



Location Maps



FOR INDICATIVE PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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