

To Let Office Accommodation

Magowan West, Portadown



- Portadown is one of Northern Ireland's leading provincial towns and is located approximately 30 miles south-west of Belfast with goods access via the M1 Motorway
- Located on the first floor of Magowan West Shopping Centre, the offices offer spacious accommodation in the heart of Portadown
- All offices are DDA compliant
- The scheme sits in close proximity to two of the town's main car parks

Savills Belfast
1st Floor Lesley Studios
32/36 May Street
Belfast BT1 4NZ
+44 (0) 28 9026 7820
savills.ie



Location

Magowan West is centrally located in Portadown, fronting onto West Street and connecting to two of the town's main car parks. It benefits from being in one of Portadown's busiest retail locations. The centre is easily accessible from the M12/A3 and in addition to this the scheme is situated opposite Portadown train and bus station.

Description

The first floor offices are accessible from West Street and are DDA compliant. They are fitted to include carpeted floors, plastered painted walls, suspended ceiling, perimeter trunking and 24-hour security.

Accommodation

Offices are available separately or can be merged to provide up to approx. 12,224 sq ft of accommodation.

Unit	Sq ft	Sq m
Unit 1	3,137	291
Unit 2	5,911	549
Unit 3	894	83
Unit 4	2,282	212

Leasing Details

Rent: Upon application

Term: Flexible terms available

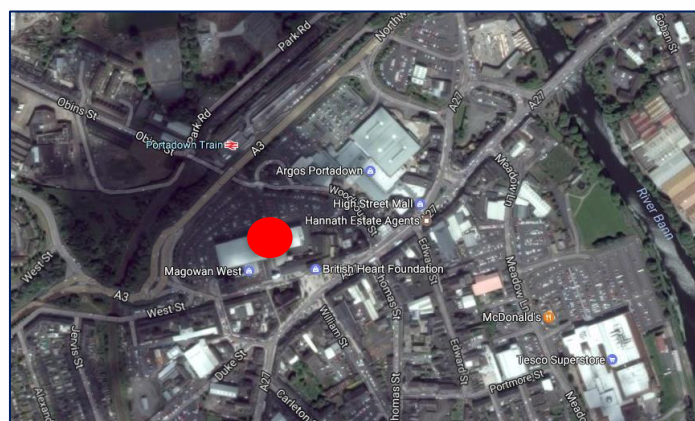
Service Charge: A service charge will be levied to cover Landlord's reasonable outgoings. This is estimated at £2.20 psf

Insurance: The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium

Ratable Assessment

We have been advised by Land and Property Services of the following:

Unit	NAV	Rates Payable
Unit 1	£14,900	£8,608
Unit 2	£30,900	£17,852
Unit 3	£4,250	£2,455
Unit 4	£10,700	£6,182



EPC

Available upon request

Further Information/ Viewings

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Joint Agent

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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Important Notice

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