

RENT REDUCED

TEMPLETON
ROBINSON
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

First Floor Office Suite c.1,223 sq.ft. (113.6 sq.m.)

Unit 7 Annagh Business Centre, 3 Tandragee Road, Portadown BT62 3BQ



LOCATION

The subject property is an own door, first floor office located in Annagh Business Centre on the Tandragee Road, Portadown. The Tandragee Road is south east of the town centre. Portadown is approximately 32 miles south west of Belfast with a population c.22,000. Other occupiers include British Red Cross, Part Worn Tyres and Yum Yum Food.

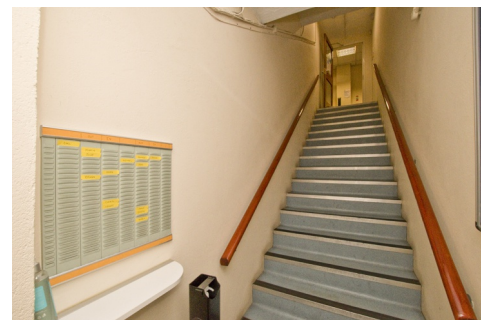
DESCRIPTION

The subject unit is arranged as open plan waiting area, main office, two private offices, kitchen plus separate male and female W.C.'s. There is a shared concrete car parking area to the front. The unit is finished to include solid floor overlaid with carpet, plastered and painted walls, suspended ceilings, recessed and diffused fluorescent strip lighting, UPVC double glazed windows and OFCH.

ACCOMMODATION

Main Office	c.774 sq.ft.	(71.95 sq.m.)
Private Office	c.224 sq.ft.	(20.8 sq.m.)
Private Office	c.130 sq.ft.	(12.1 sq.m.)
Kitchen	c.95 sq.ft.	(8.8 sq.m.)
plus male and female W.C.'s		

TOTAL c.1,223 sq.ft. (113.6 sq.m.)



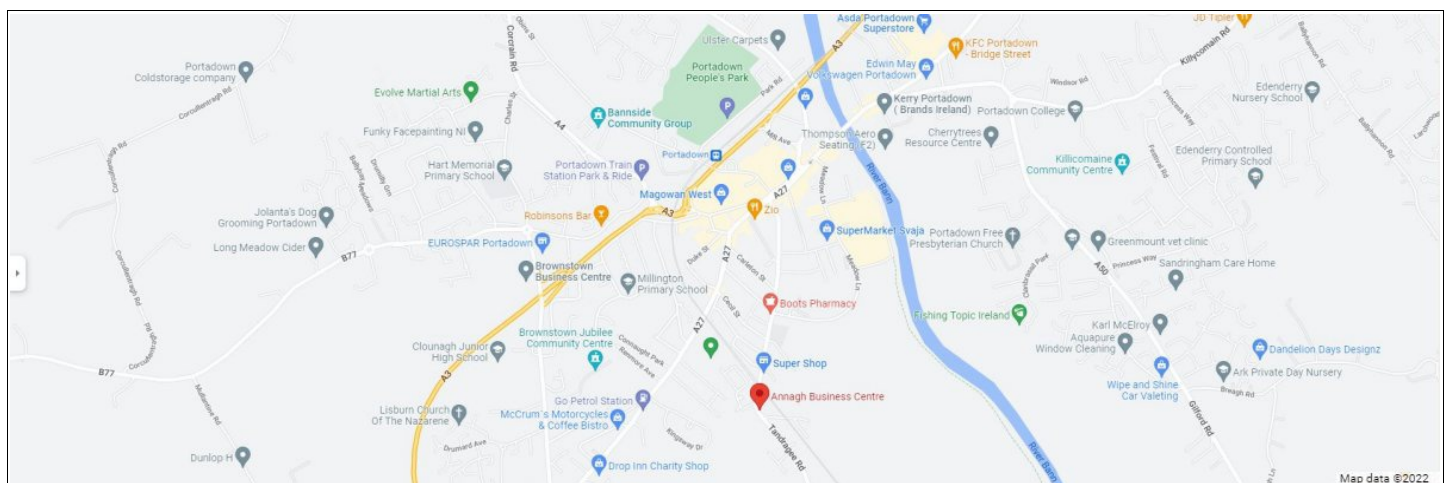
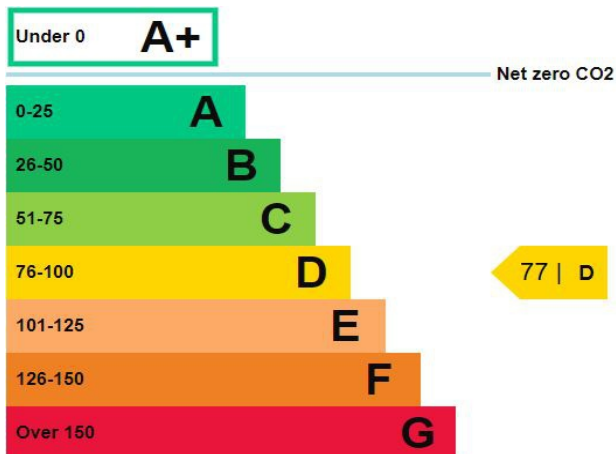
Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

RENT	£5,000 per annum excl.
TERM	Minimum 3 years
REPAIRS/INSURANCE	Full Internal Repairing and Insuring basis
VAT	All prices are quoted exclusive of VAT, which is chargeable on the rent.
RATES	NAV £5,350 Rates payable 2023/24 with 20% SBRR £2,255
EPC	D-77
VIEWING	By appointment with Sole Agent 028 9131 3830



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