



To Let Modern Office Accommodation

Unit 4, 237c Loughview Road, Lurgan BT66 6NQ



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Summary

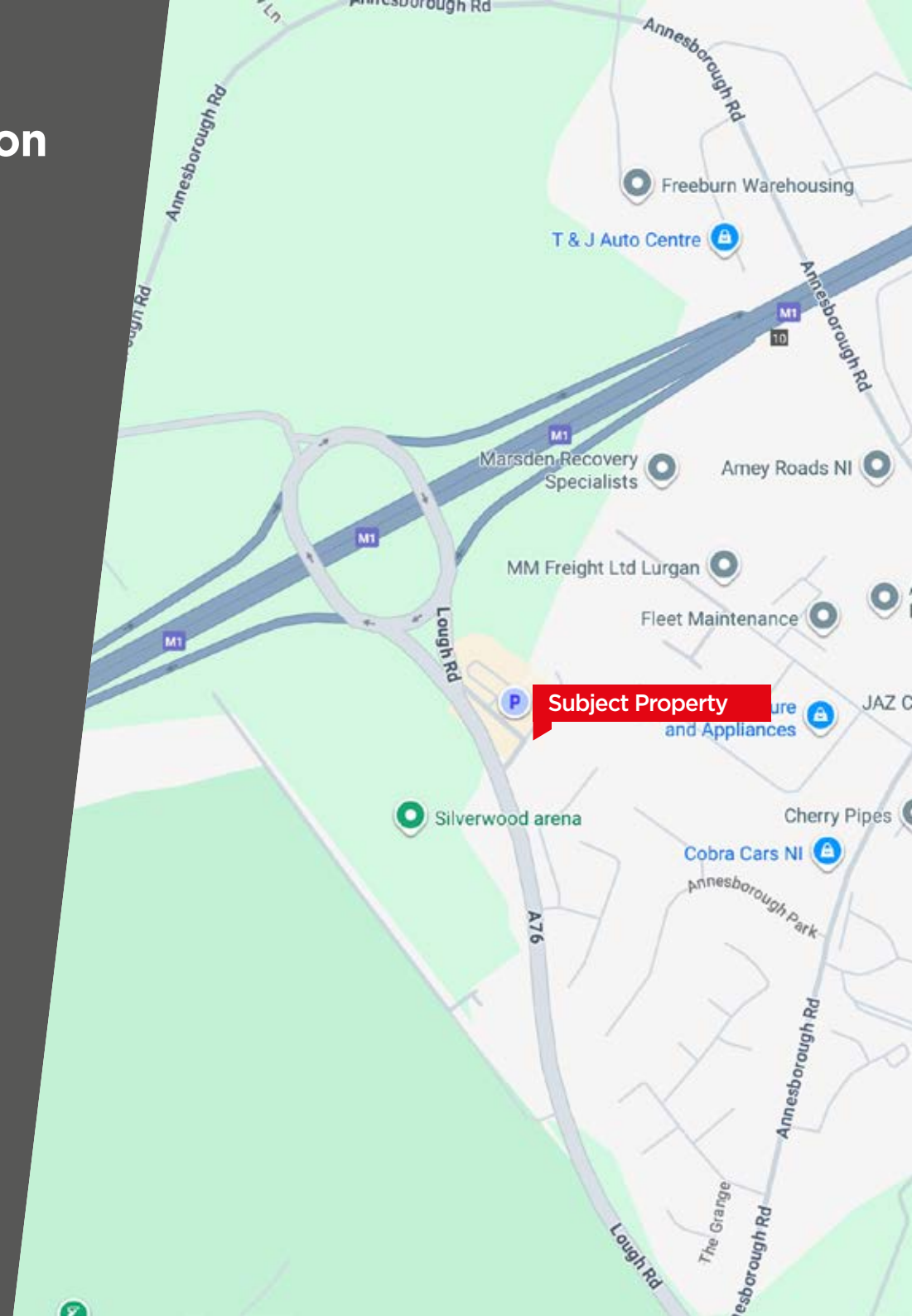
- The property is located off Lough Road which links Lurgan town centre to junction 10 of the M1 motorway, directly adjacent to a Spar Petrol Filling Station and Monte Carlo.
- The property benefits from ample on-site car parking.
- Unit 4 is fully fitted comprising c. 951 sq ft which includes a spacious open plan office, board room, comms room and kitchen.
- Suitable for a range of uses to include office, retail, medical and health & wellbeing subject to any required statutory consents.

Location

The property is located just off Lough Road, which links Lurgan to junction 10 of the M1 motorway. The property sits in immediate proximity to the motorway, just a mile from Lurgan town centre. The site benefits from a bus stop and a Translink Park & Ride facility.

The property occupies the first floor of a small retail parade of commercial units. Ground floor occupiers include WineFlair, Loughview Angling Centre and Golden Lough.

The retail parade shares a site with a Spar convenience store and petrol filling station, which also includes a Subway. Directly opposite the property comprises a three-storey office development with Monte Carlo occupying part of the ground floor.



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Description

The subject property comprises of the office unit occupying part first floor of a modern two storey mixed use commercial premises, constructed in 2002. The accommodation is accessed via a self-contained ground floor entrance situated to the right of the WineFlair Store. The property benefits from ample on-site car parking.

Internally the property is fitted with a lift, air-conditioning, central heating, modern lighting and aluminium framed double-glazed windows.

Unit 4 is fully fitted and ready for immediate occupation comprising a spacious open plan office, board room, comms room and kitchen.

Accommodation

We calculate the following Net Internal Areas to be as follows: -

Description	Sq. M	Sq. Ft
Unit 4	88.35	951

Lease

Length of lease by negotiation.

Rent

Unit 4: £10,000 per annum.

Service Charge

Tenant to be responsible for the payment of a service charge in connection with the upkeep, maintenance, repair and decoration of the building and grounds of which the subject premises forms part.

Insurance

The Tenant will be responsible for repayment of the landlords insurance premium.

Rates

NAV: £4,800.00

Non-Domestic Rate in £ (25/26): 0.609969

Rates Payable: £2,927.85 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

All figures quoted are exclusive of VAT, which is payable on the property.

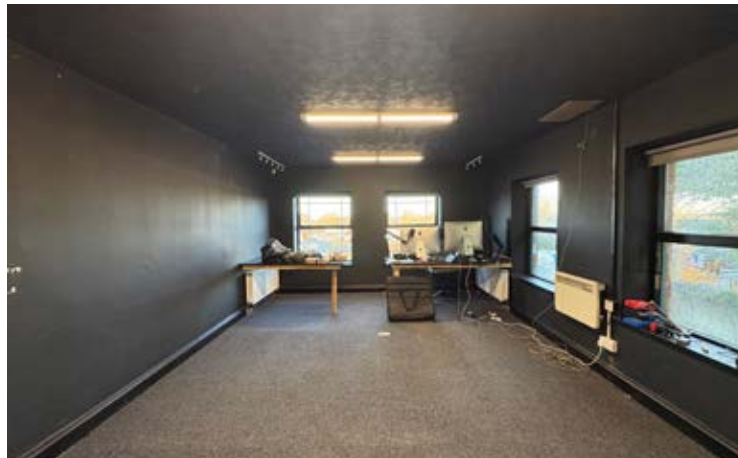
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

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07775 924283

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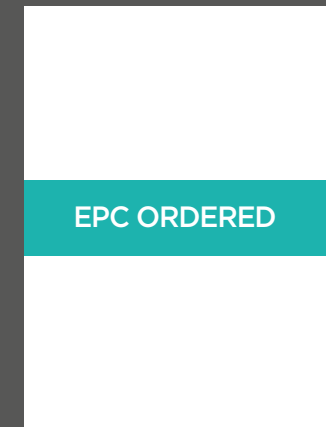
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

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EPC



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