



Suite 7 3rd Floor, The Exchange, 1 Goban Street, Portadown, Craigavon, County Armagh, BT62 5AG Offers In The Region Of £150,000

- Third Floor Office Suite
- Well-presented throughout
- Air handling system
- * PLEASE NOTE - The last seven images depict a concept of what the office could look like - Custom fit out available by negotiation and delivered by landlord *
- Prominent building on the outskirts of Portadown town centre
- Fully fitted WC and kitchen
- Intercom entrance system
- Approx 1400 sq ft
- Suspended ceilings with category 2 recessed lighting
- Elevator providing access to upper floors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-55) D		
(39-39) E		
(21-21) F		
(1-1) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Suite 7 3rd Floor, The Exchange, 1 Goban Street, Craigavon

RTGZ 5AC

DESCRIPTION

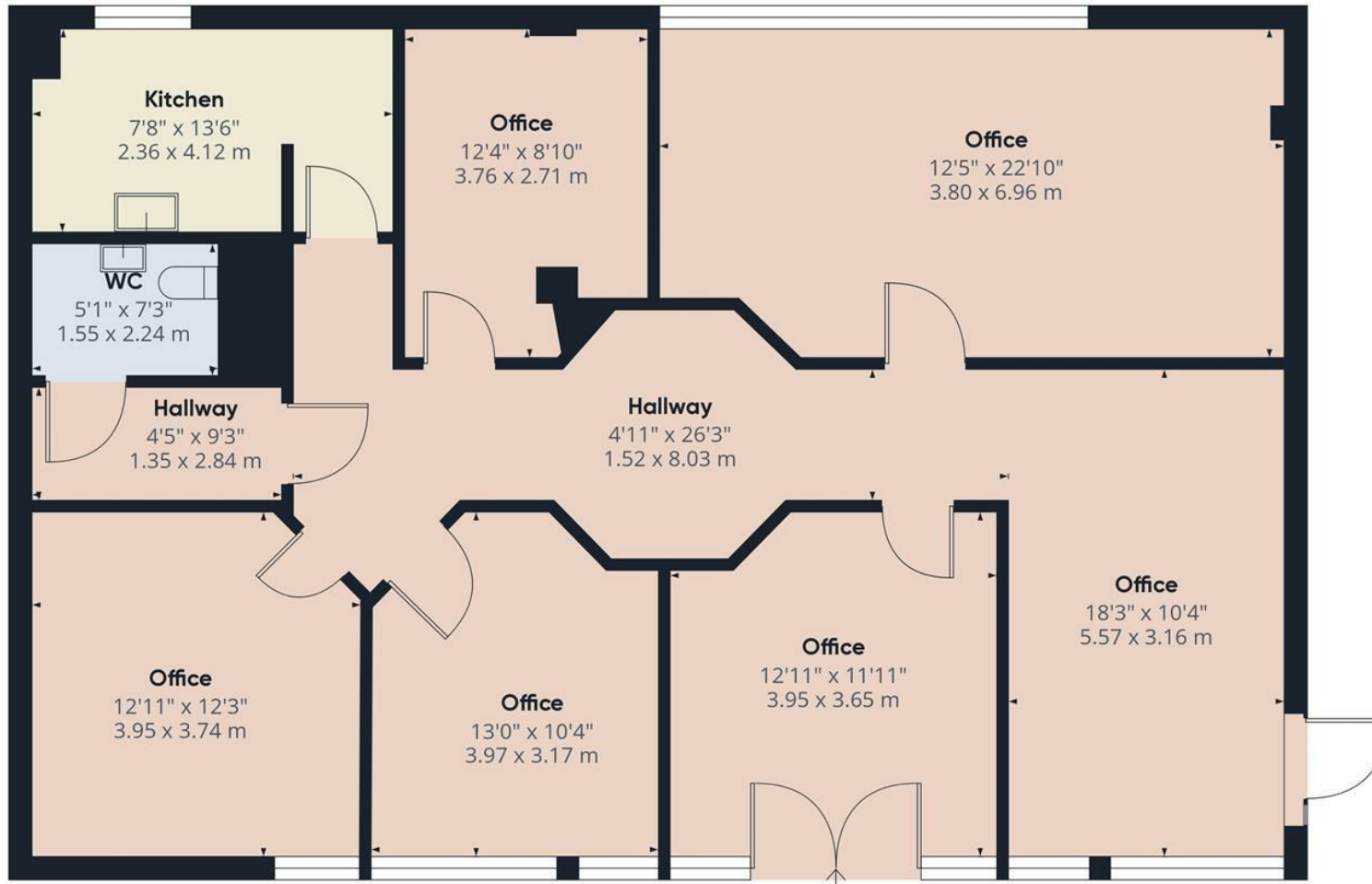
Modern development of high specification, contemporary, own door office suites. The accommodation is located over 4 floors accessed via an impressive entrance foyer and central lobby area serviced by a high speed passenger lift.

The development is finished to a high specification including an extensively glazed central core and office suites providing excellent natural light, raised access flooring, suspended ceilings with category 2 recessed lighting, air handling system, door entry system, plastered and painted walls and fully fitted WC and kitchen.

Parking is provided by private off street spaces at the rear.

The building is finished to a high specification, with suites including the following features:





Approximate total area⁽¹⁾

1396.52 ft²
129.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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