

MARLBOROUGH Retail Park

Marlborough Retail Park, Craigavon, BT64 3AD



To Let - Open Class 1 Retail Units and Restaurant Unit

CBRE NI PART OF THE AFFILIATE NETWORK

















W Rd

Location

Donega

The park is accessed from the A3 which runs immediately past the site and links Lisburn and Belfast (28 miles) in the north with Portadown and Armagh in the south.

The total population within a 20-minute drivetime catchment area is 136,211 and total consumer expenditure within this catchment is estimated at £791 million per annum.

Lavend Balteagh Te Balleagh Rd **Craigavon Civic Centre** Rd . • Craigavon Watersports Centre Craigavon Courthouse Rd Lake Rd Marlborough House Legahory Drumnagoon Rd Drumgor Ballymena Knockmenagh Parkmor Antrim Drumgor W Rd 21 Knockmenagh Rd **BELFAS1** Lisburn

Carp

OMAGH M. Dungannon

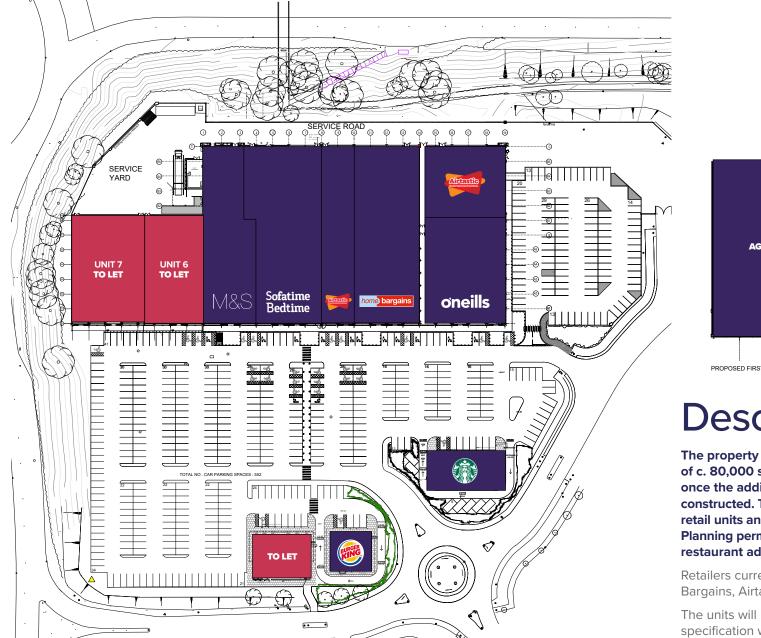
> Armagh A27

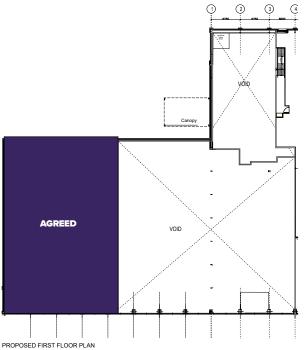
> > Newry

Coleraine

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Description

The property currently provides an existing retail footprint of c. 80,000 sq ft which will increase to c. 110,000 sq ft once the additional development phase has been constructed. This will include two additional ground floor retail units and a first-floor space which is currently agreed. Planning permission has also been granted for a 3,500 sq ft restaurant adjacent Burger King.

Retailers currently trading in the scheme include Home Bargains, Airtastic Entertainment Centre and O'Neills.

The units will be finished to a standard developers shell specification with glazed shop front.



Information & Contact

Available Units

Unit 6 – 10,000 sq ft Unit 7 – 10,000 sq ft

Restaurant Unit - 3,500 sq ft

Rent

On application.

Term

New 15 year effective FRI lease, subject to 5 yearly upward only rent reviews.

Rateable Value

To be assessed.

Planning

Planning permission granted for open A1 retail and a restaurant / café.

VAT

All prices, outgoings and rentals are exclusive of but may be liable to VAT at prevailing rate.

EPC Rating

Will be made available on completion.

Contact

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