



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

 **CUSHMAN &
WAKEFIELD**

 **MCCOMBE
PIERCE**



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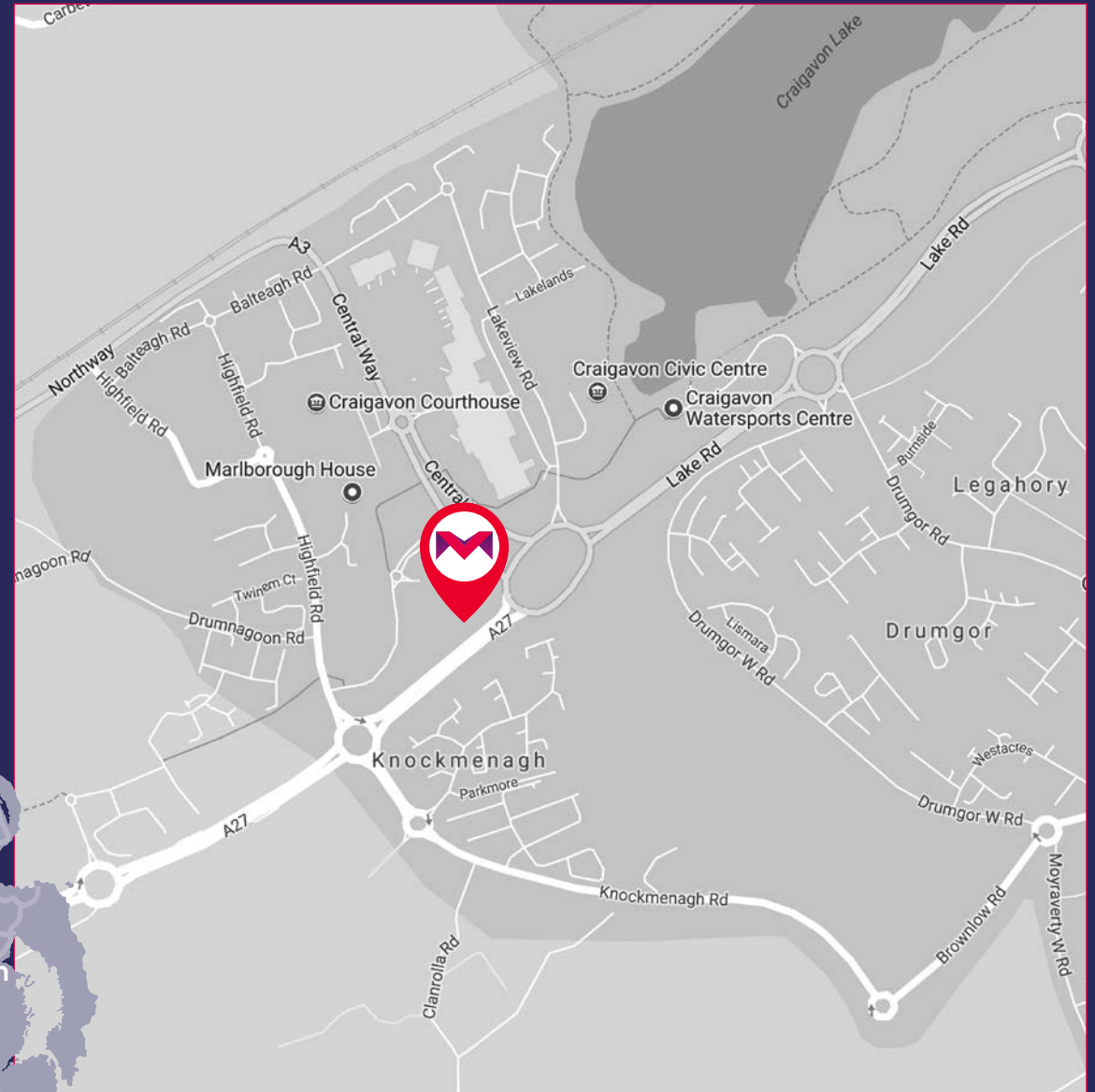


Location

Marlborough Retail Park occupies a prominent position in central Craigavon, situated adjacent to Tesco Extra (130,000 sq ft) and Halfords, approximately 300 metres to the south west of Rushmere Shopping Centre and Retail Park and within close proximity to the newly constructed South Lake Leisure Centre. Together these sites form Craigavon town centre.

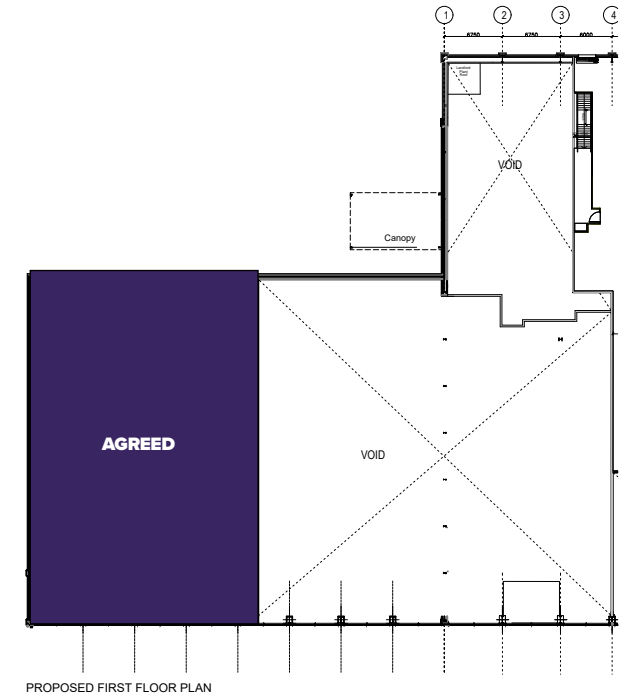
The park is accessed from the A3 which runs immediately past the site and links Lisburn and Belfast (28 miles) in the north with Portadown and Armagh in the south.

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.



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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

Stephen Smith

T: 079 7652 3666

E: stephen.smith@cbreni.com

Michael Pierce

T: 028 9023 3455

E: michael.pierce@cushwake-ni.com

CBRE

The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555

W: www.cbreni.com

 [@CBRE_NI](https://twitter.com/CBRE_NI)

Cushman & Wakefield

Lombard House
10-20 Lombard Street
Belfast, BT1 1RD

T: 028 9023 3455

W: www.cushmanwakefield-ni.com

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