

## Suite 3 The Exchange, Goban Street, Portadown, BT63 5AG

£1

- First Floor Open Plan Office
- Extensively glazed central core and office suites
- Door entry system
- Approx 1900 sq ft
- Suspended ceilings with category 2 recessed lighting
- Fully fitted WC and kitchen
- Modern development of high specification office suites
- Air handling system

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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## DESCRIPTION

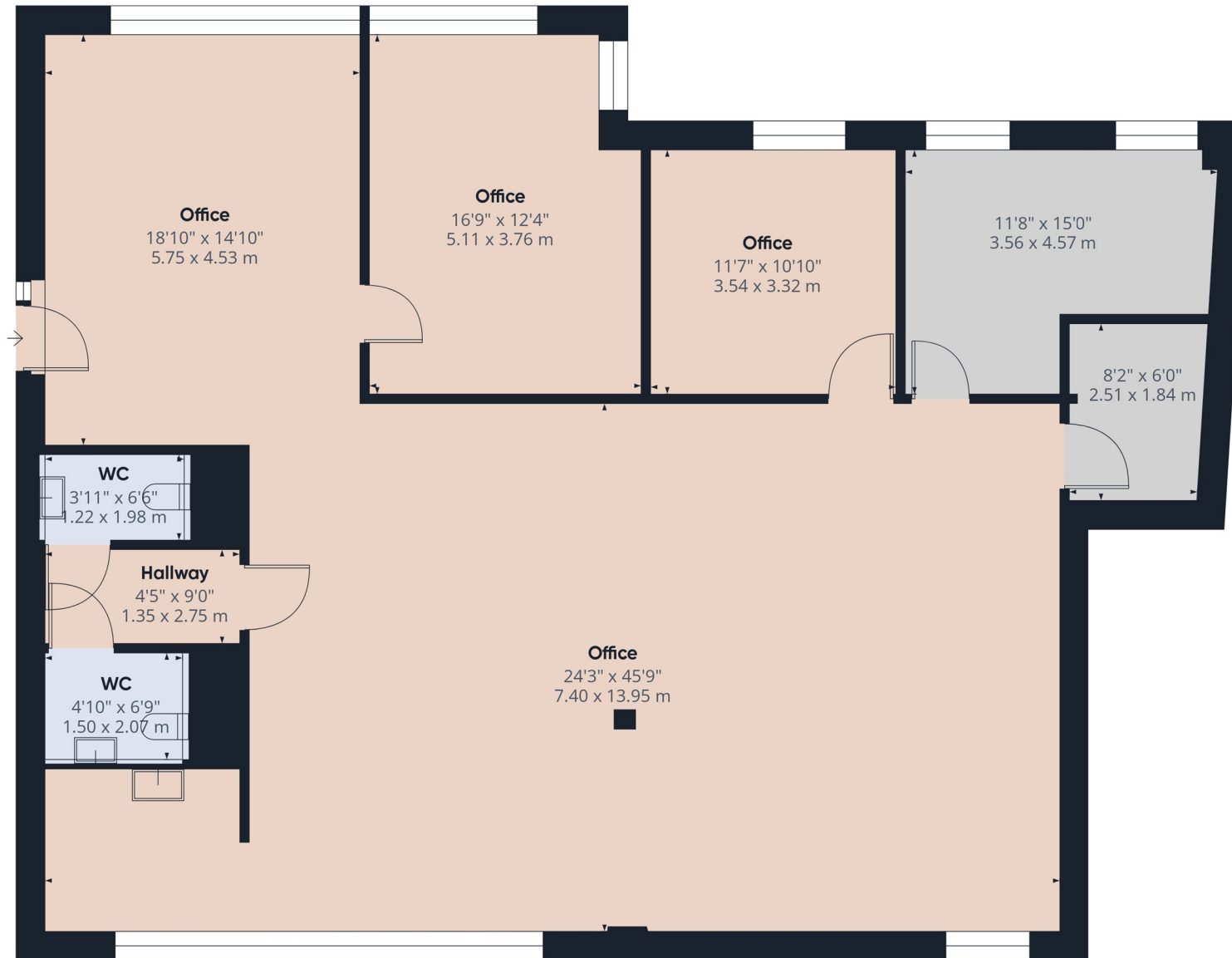
A modern development of high specification, contemporary, own-door office suites. The accommodation is located over 4 floors accessed via an impressive entrance foyer and central lobby area serviced by a high speed passenger lift.

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

- Extensively glazed central core and office suites
- Raised access flooring
- Suspended ceilings with category 2 recessed lighting
- Air handling system
- Door entry system







Approximate total area<sup>(1)</sup>

1901 ft<sup>2</sup>

176.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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