

## 36 Windsor Avenue, Craigavon, Lurgan, Armagh, BT67 9BG

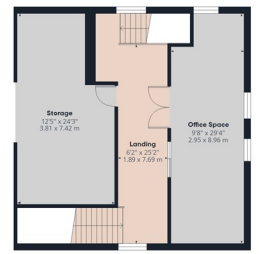
£1 Per Annum

- GROUND FLOOR COMMERCIAL UNIT WITH FIRST FLOOR OFFICE AND STORAGE ROOM
- Term: Flexible
- Available Immediately

• 3388 Sq Ft



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 3388 ft<sup>2</sup>  
 314.8 m<sup>2</sup>

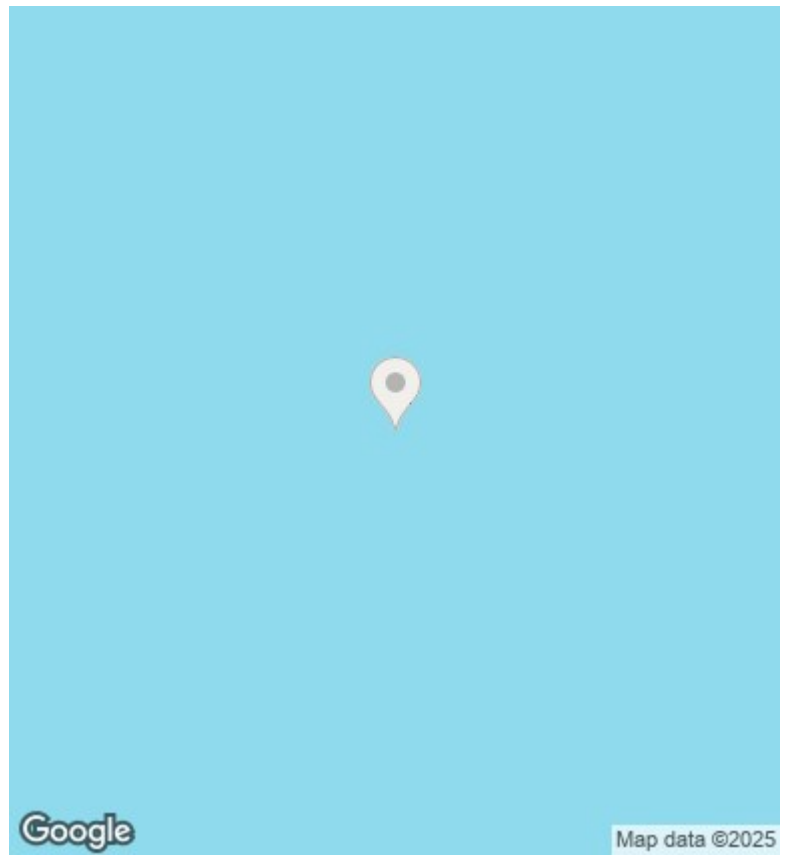
Reduced headroom  
 44 ft<sup>2</sup>  
 4.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



Map data ©2025

## Directions

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	