



TO LET
FIRST & SECOND FLOOR,
OFFICE SUITES
1,110 sq.ft. - 3,629 sq.ft.
CONTACT JOINT LETTING AGENTS
Lisney **cps**
www.lisney.com 90 500 000
www.cps.com 029 3752 8888

NEW LOOK

NEW LOOK

Bonmarché
bonmarche.co.uk

LENNOX | HOUSE

REED

P
Disabled
Car
8.30 am - 6.15 pm
Mon-Fri & Sat
No On-street
Parking

free cash
withdrawals

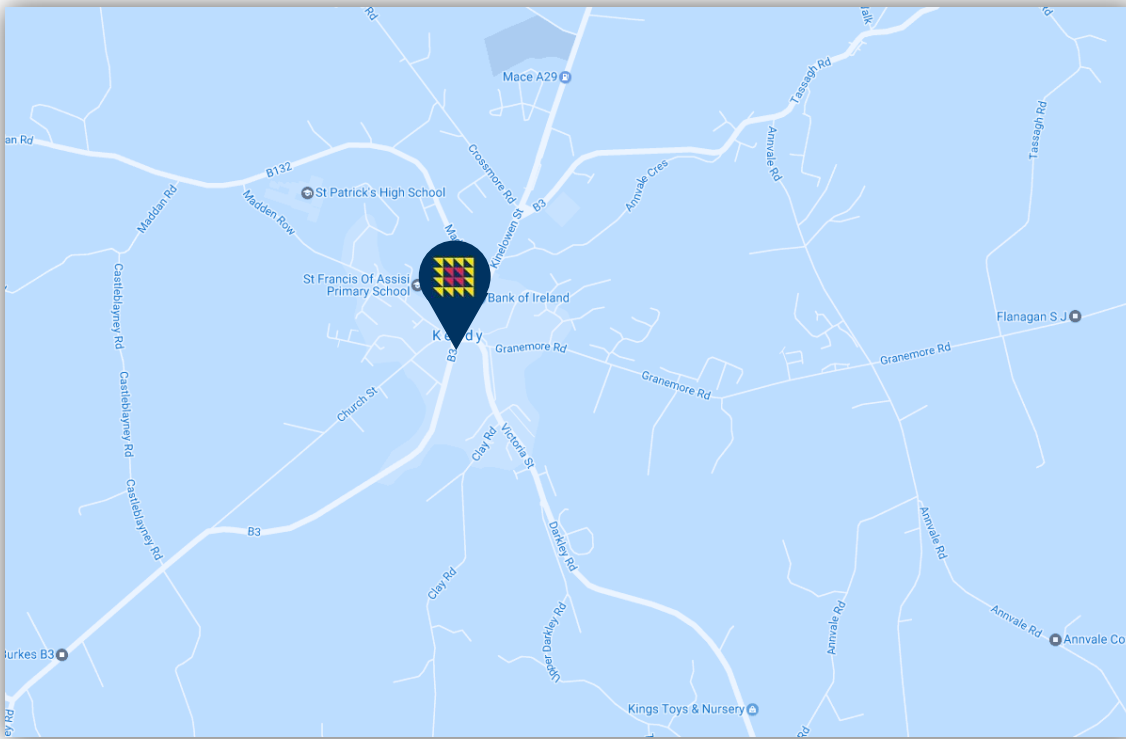
Bank Machine



TO LET

Second Floor Office Accommodation of c. 1,110 sq ft

Lennox House, 17-19 Market Street, Armagh, BT61 7BW



LOCATION

Armagh is one of Northern Ireland's principle market cities and is regarded as a place of historical interest. Armagh City has a population of c. 15,000 and a district population of 54,263 persons according to the 2011 census.

The subject premises are located in Lennox House on Market Street in the heart of Armagh City Centre, the prime retail pitch for the city. The premises situated directly opposite Armagh City Library, Armagh City Theatre and The Mall Shopping Centre.

DESCRIPTION

The subject premises comprise second floor office accommodation finished to developers shell specification. The space benefits from excellent levels of natural light and is accessed via an attractive ground floor entrance foyer and high speed lift.

The accommodation is located above New Look and Bon Marché and directly opposite Omniplex Cinema with neighbouring office occupiers including Reed in Partnership and Southern Health and Social Care Trust.

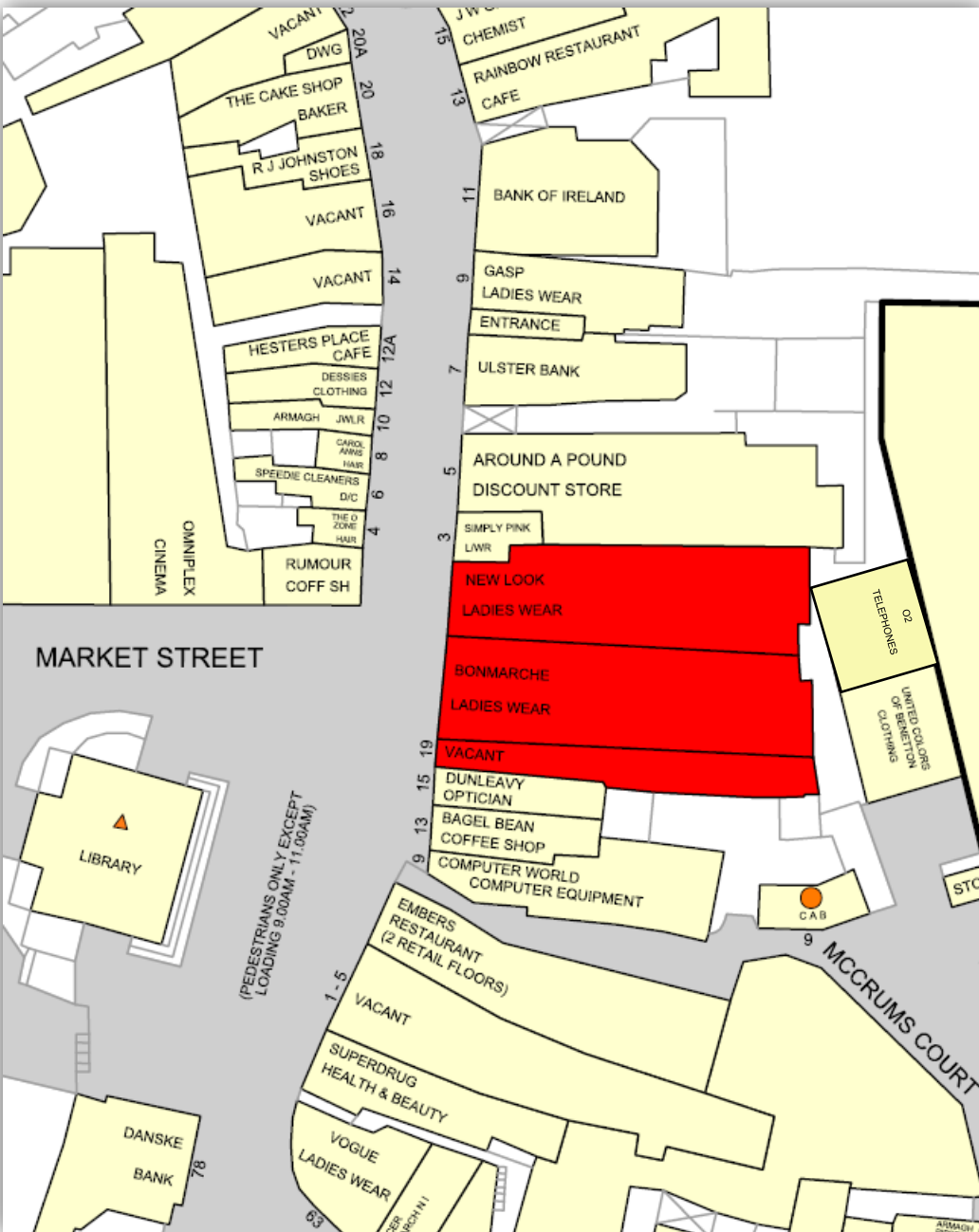


ACCOMMODATION

UNIT	AREA SQ M	AREA SQ FT
SECOND FLOOR		
Office Suites	c. 102 sq m	c. 1,100 sq ft

LEASE DETAILS

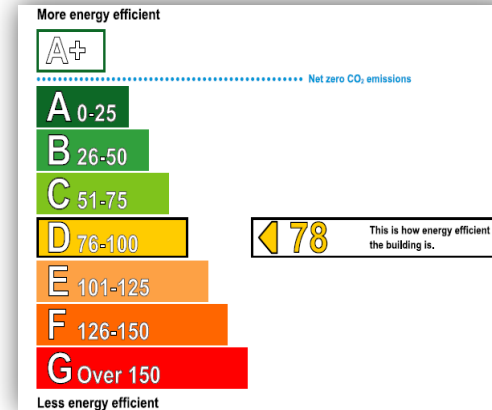
TERM:	Negotiable
RENTAL:	£11,500 per annum
REPAIRS / INSURANCE:	Full repairing and insuring lease by way of Service Charge contribution
NAV:	£4,050 (rate in £ for 2016/2017 is £0.568252)



VAT

All prices, outgoings etc are exclusive of, but are subject to VAT.

EPC



VIEWING / FURTHER DETAILS

O'Connor Kennedy Turtle
 22 Adelaide Street
 Belfast
 BT2 8GD
 T +44 (0)28 9024 8181
 E belfast@okt.co.uk

CONTACT: MATTHEW MCNUTT | E matthew.mcnutt@okt.co.uk
 ROSS SWEENEY | E ross.sweeney@okt.co.uk

Ref | 7955



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.