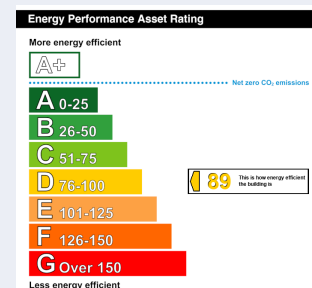


## Prime Ground Floor Office Space Close To Town Centre



**119 Bridge Street, Portadown, Co Armagh BT63 5AA**

- Entrance lobby
- 2 x 130 ft<sup>2</sup> Offices
- Fitted kitchen
- W.C.
- 70 ft<sup>2</sup> store
- Access to rear entry
- Recently refurbished
- Electric heating system
- Prominent visibility
- Regular pedestrian traffic



**£500 PCM**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*



Prime Ground Floor Office Space Close To Town Centre

Looking for the perfect location to locate your business? Look no further! We present to you a newly refurbished, immaculate ground floor office space with street frontage that ensures maximum visibility.

The location ensures your business captures the attention of both passing vehicles and pedestrians, giving you a competitive edge in today's fast-paced market.

Tenant will be responsible for rates and insurance.

**Entrance lobby**

6' 9" x 3' 5" (2.06m x 1.04m)

**Office 1**

13' 5" x 9' 9" (4.09m x 2.97m)

**Office 2**

13' 4" x 9' 9" (4.06m x 2.97m)

**Kitchen**

7' 9" x 6' 5" (2.36m x 1.96m) Fitted high and low level units with stainless steel sink

**W.C.**

8' 11" x 2' 4" (2.72m x 0.71m) W.C. & wash hand basin

**Rear store room**

