

TO LET - FIRST FLOOR OFFICE SUITE

6 MANDEVILLE STREET, PORTADOWN, BT62 3NZ

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Prominent location within town centre
- Pay and display car parking nearby
- First floor office suite of 2,421 sq ft
- Office refurbishment can be carried out to fit tenant requirements

Location

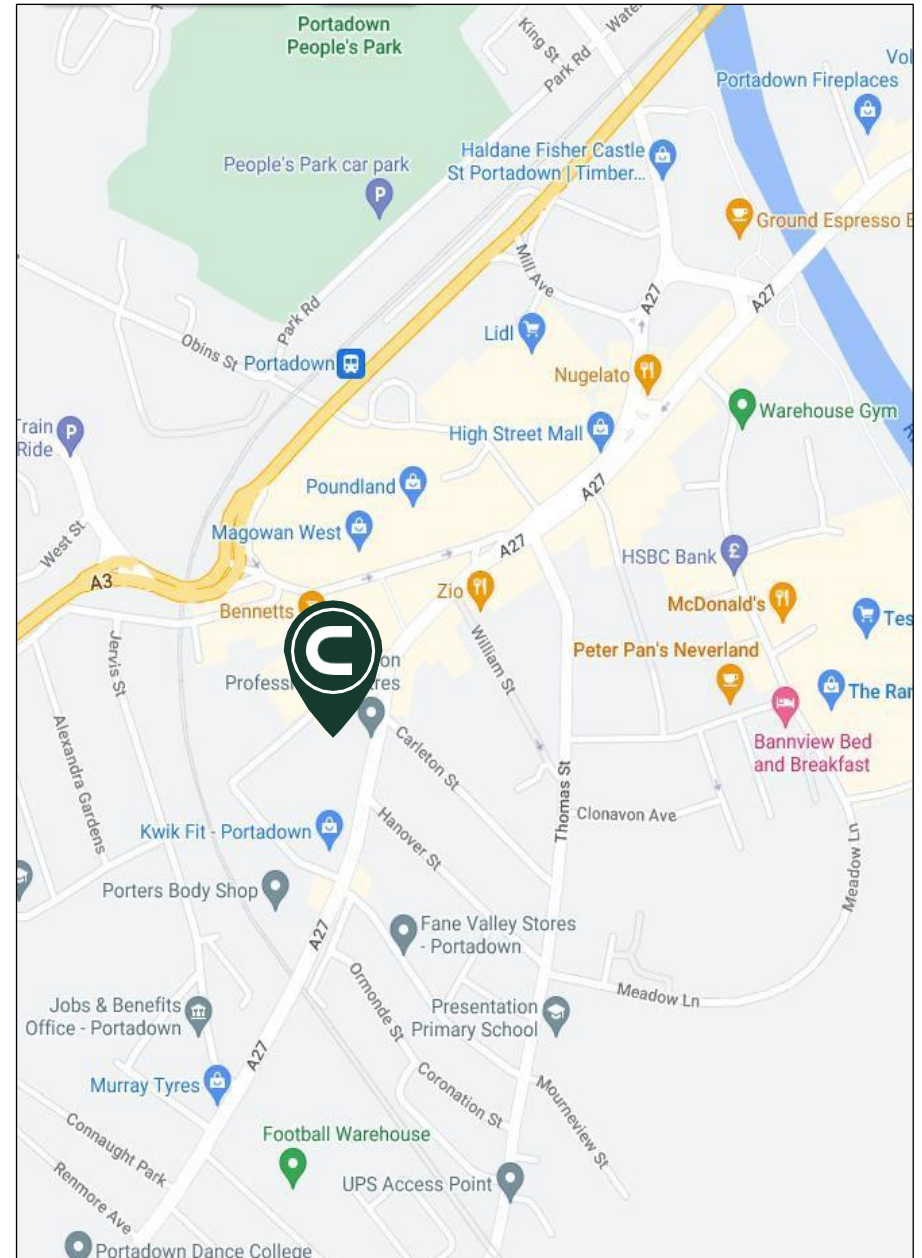
Portadown is located approx. 30 miles due southwest of Belfast. Located within proximity to the M1 motorway providing direct access to Dungannon, Lisburn and Belfast.

The office is located just off Church Street and West Street, a recognized address on the edge of Portadown High Street.

Description

The subject premises comprise a first-floor office extending to approximately 2,400 sq ft. Nearby occupiers include Top Blade, Hidden Hearing, Orchard Pharmacy and JPH Law Solicitors.

The Landlord is willing to carry out refurbishment works.



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Tenure

Rent	POA
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc

VAT

All prices are quoted exclusive of VAT, which may be payable

Ratable Value

We have been advised by Land and Property Services that the estimated rateable value for the first floor is £9,100. The rate in the £ for 2023/24 is £0.563645. Therefore, the rates payable for 2023/24 is £5,129

Accommodation

Area		
First Floor	2,421 sq ft	225 sq m

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

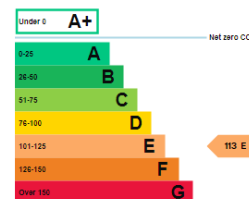
A copy of the EPC certificates are available below and can be made available upon request.



Property type: B1 Offices and Workshop businesses
Total floor area: 272 square metres

Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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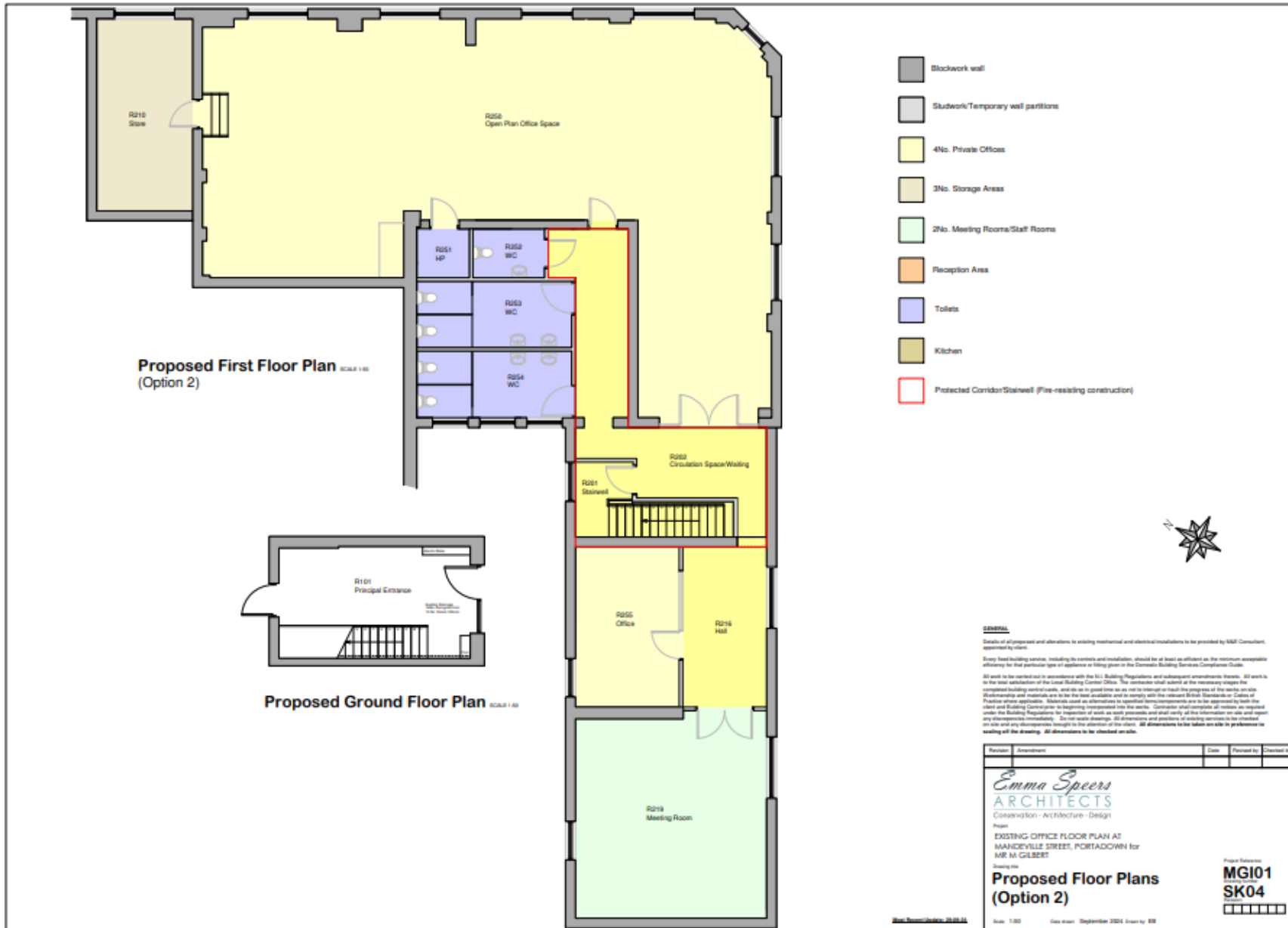
First Floor Layout – Option 1



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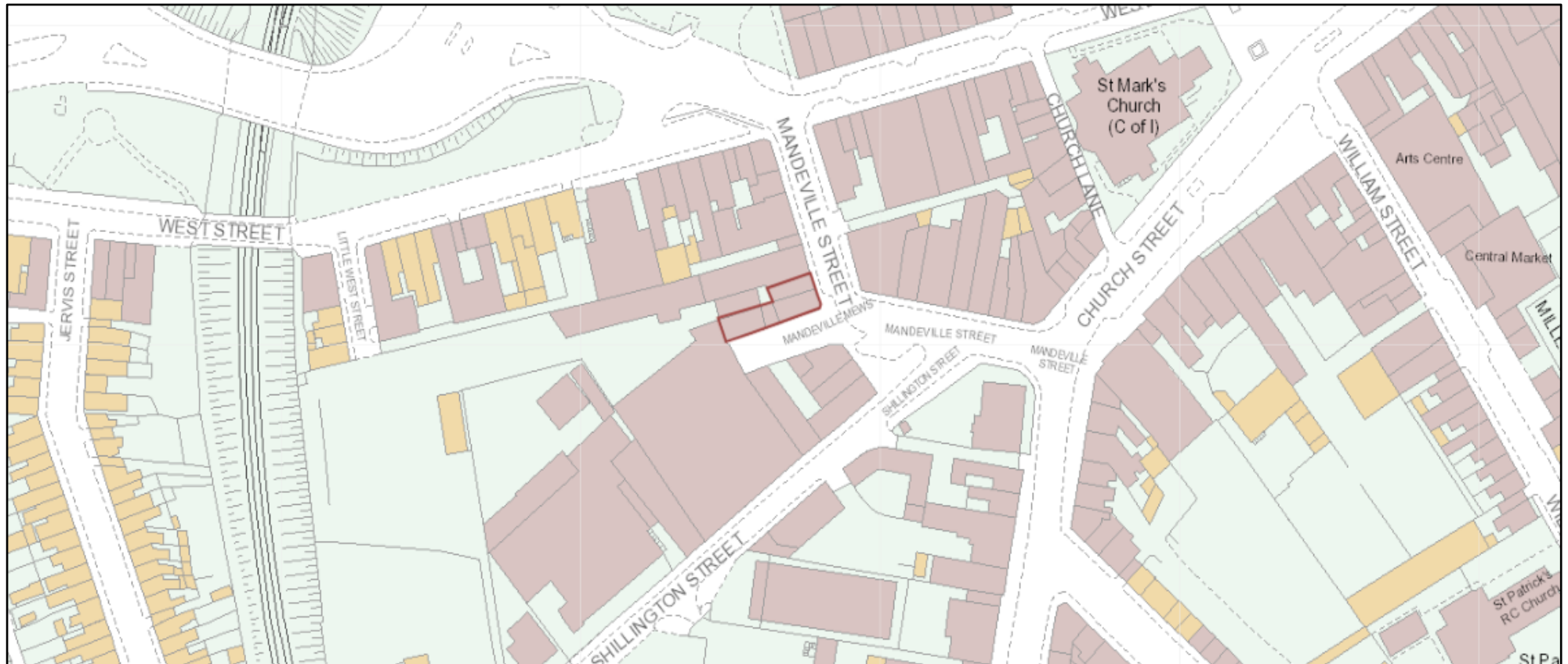
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First Floor Layout – Option 2



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Contact Us

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