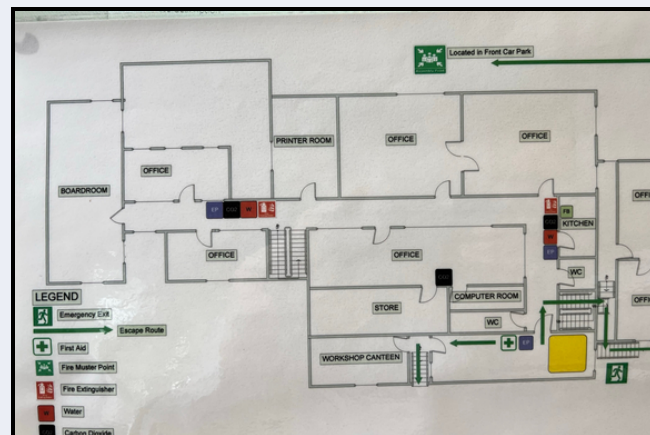
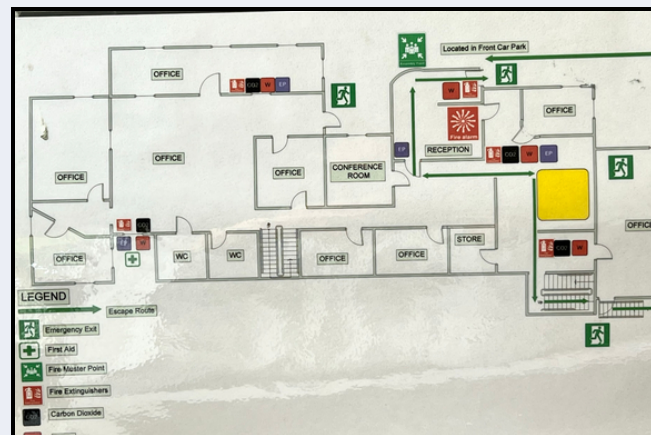




**Builders Office, Joinery Works, Workshop & Yard  
In A Rural Area Outside Tandragee  
On A Site Of Approx 1.3 Acres  
EPC 168 / G**



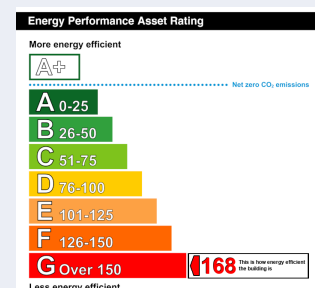
**68 Armagh Road, Tandragee, Co Armagh BT62 2HS**

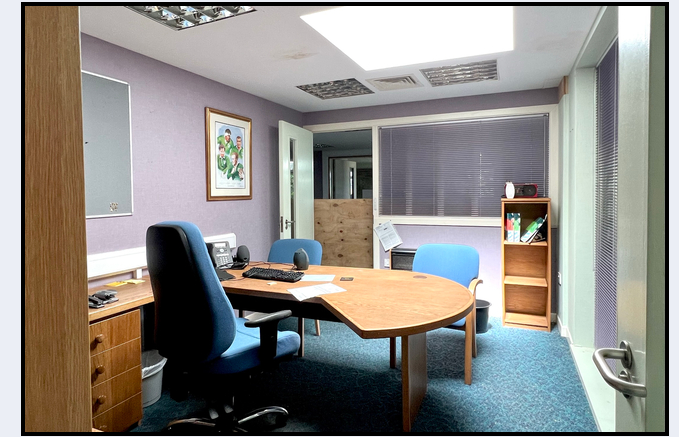
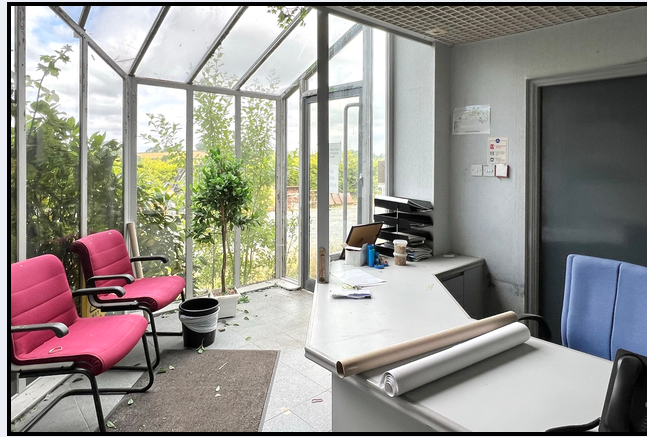


- Parking at front
- Office block C 4000 sq ft<sup>2</sup>
- Economy 7 heating in offices
- Joinery works C 5623 sq ft<sup>2</sup>
- Wood store C 3523 sq ft<sup>2</sup>
- Store C 800 sq ft<sup>2</sup>
- Spray room C 800 sq ft
- Vehicle workshop C 1695 sq ft<sup>2</sup>
- Storage bay C 940
- Stoned yard

**PRICE GUIDE £250,000**

*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*





Builders Office, Joinery Works, Workshop And Yard

In A Rural Area Outside Tandragee

On A Site Of Approx 1.3 Acres

EPC 168 / G

### Reception

16' 3" x 11' 0" (4.95m x 3.35m)

### Hallway

11' 0" x 9' 5" (3.35m x 2.87m)

### Offices :

- Office 1 19' 4" x 14' 3" (5.89m x 4.34m)
- Office 2 10' 4" x 9' 0" (3.15m x 2.74m) Store
- Office 3 29' 4" x 9' 6" (8.94m x 2.90m)
- Conference Room 15' 0" x 12' 0" (4.57m x 3.66m)
- Office 9' 0" x 9' 0" (2.74m x 2.74m)
- Office 9' 8" x 9' 2" (2.95m x 2.79m)
- Office 14' 0" x 9' 3" (4.27m x 2.82m)
- Office 30' 0" x 12' 4" (9.14m x 3.76m) open to office 11' 8" x 10' 0" (3.56m x 3.05m)
- Office 22' 7" x 13' 2" (6.88m x 4.01m)
- Office 14' 6" x 9' 5" (4.42m x 2.87m)
- Office 16' 9" x 9' 7" (5.11m x 2.92m)

### W.c.'s

2 x Mens & Disabled

### 1st Floor

Office 16' 6" x 9' 6" (5.03m x 2.90m)

### Offices:

- Office 12' 6" x 9' 6" (3.81m x 2.90m)
- Office 14' 9" x 8' 9" (4.50m x 2.67m)
- Office 14' 6" x 14' 0" (4.42m x 4.27m)
- Office 15' 4" x 13' 2" (4.67m x 4.01m)
- Office 23' 7" x 9' 10" (7.19m x 3.00m)
- Store 6' 3" x 6' 1" (1.91m x 1.85m)
- Store 14' 10" x 9' 6" (4.52m x 2.90m)
- Office 12' 3" x 9' 4" (3.73m x 2.84m)
- Office 15' 10" x 9' 8" (4.83m x 2.95m)
- Office 10' 9" x 8' 2" (3.28m x 2.49m)

### W.c.'s

2 x Male & Female

### Kitchen

10' 0" x 5' 4" (3.05m x 1.63m) High & low level units

### Joinery Works

75' 6" x 74' 5" (23.01m x 22.68m)

W.C

Roller Door 12 ft<sup>2</sup> wide x 13 ft<sup>2</sup> high

### Wood Store

78' 8" x 44' 9" (23.98m x 13.64m)

### Store

20' 0" x 40' 0" (6.10m x 12.19m)

### Spray Room

35' 4" x 22' 8" (10.77m x 6.91m)

### Vehicle Workshop

56' 6" x 30' 0" (17.22m x 9.14m) 2 rollers doors 14' 6" x 14' 0" (4.42m x 4.27m)

### Storage Bay

37' 8" x 25' 0" (11.48m x 7.62m)

### Stoned Yard

