



G/17/024

(028) 3026 6811

TO LET  
GILLIS PARK  
LOUGHGALL ROAD  
ARMAGH  
BT61 7NX



NEW BUILD OFFICE/BUSINESS PREMISES  
C1,600SQFT

AVAILABLE 2018

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INVESTOR IN PEOPLE



## LOCATION AND DESCRIPTION

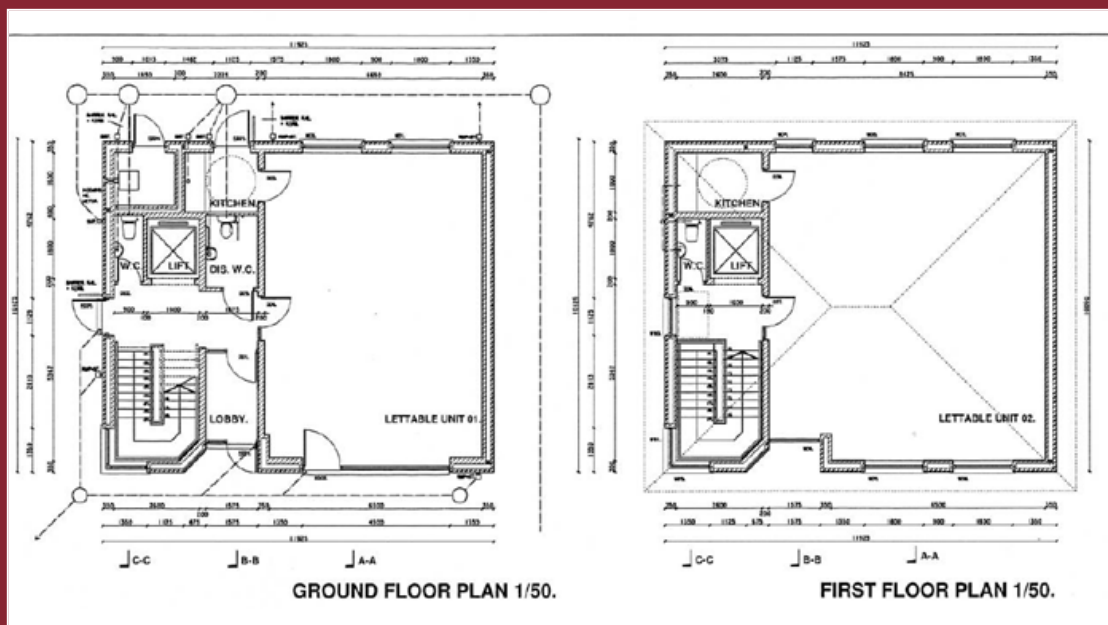
This new build property will be located in a prominent edge of city site fronting the Loughgall Road. The other occupiers in the business park is Armagh Orthodontic Clinic.

The property will benefit from other nearby occupiers including Armatile, ADL, Philip White Tyres, McKinney Timber, Station Business Park and Armagh Business Centre

## ACCOMMODATION

Ground Floor - NIA c. 65.8m<sup>2</sup>

First Floor - NIA c. 82.2m<sup>2</sup>



## OTHER DETAILS

Lift serviced

Private parking

Units will be left to plastered finish



BEST PROPERTY SERVICES (N.I.) LTD  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
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## LEASE DETAILS

Guide Rent - Ground Floor £9,500 pa (excl)

Guide Rent - First Floor £7,500 pa (excl)

Length of lease negotiable (min 3 years). Tenant responsible for repairs, rates and other usual tenant outgoings.

## RATES

Rates to be assessed.

## V.A.T

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

## EPC

For details contact agent.

## VIEWING

For further information contact:

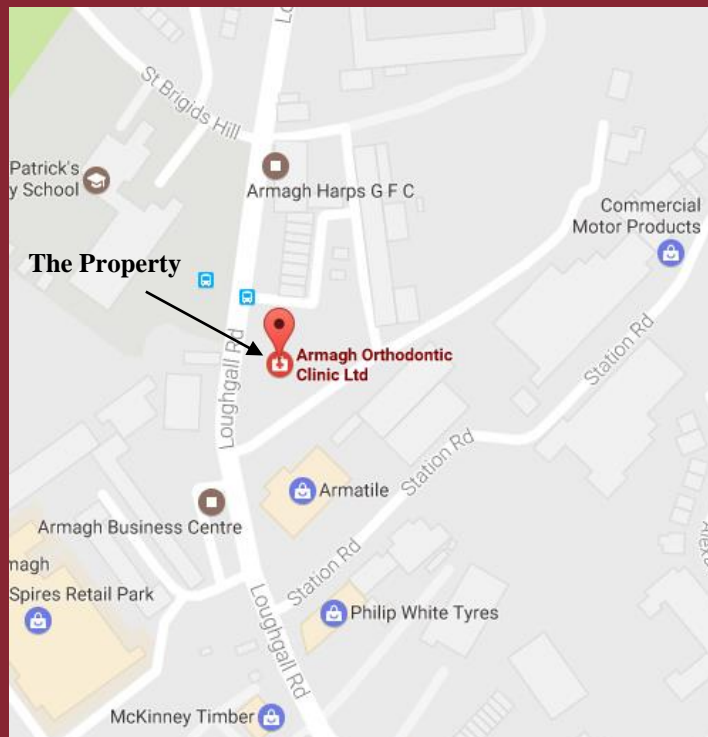
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## SITE MAP



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