



TO LET

Modern First & Second Floor Offices with Passenger Lift

Lennox House, 17-19 Market St., Armagh, BT61 7BW

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LOCATION

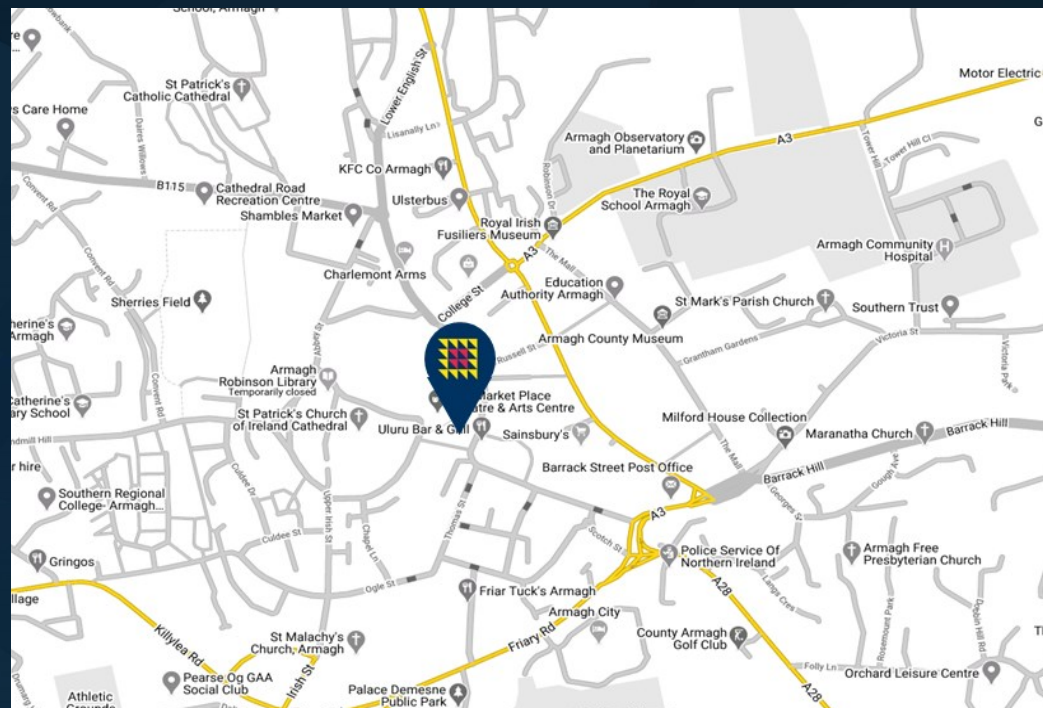
Armagh is one of Northern Ireland's principle market cities and is regarded as a place of historical interest. Armagh City has a population of c. 15,000 and a district population of 54,263 persons according to the 2011 census.

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

DESCRIPTION

The subject premises comprise modern first and second floor office accommodation. 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 Bonmarché and directly opposite Omniplex Cinema with neighbouring office occupiers including Reed in Partnership and Southern Health and Social Care Trust.



ACCOMMODATION

Description	Area sq m	Area sq ft
FIRST FLOOR OFFICE SUITES	C. 279 sq m	C. 3,009 sq ft
SECOND FLOOR OFFICE SUITES	C. 281 sq m	C. 3,033 sq ft

LEASE DETAILS

- RENT: £15,000 per annum
- TERM: Negotiable
- REPAIRS/INSURANCE: Full Repairing and insuring lease by way of service charge contribution
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.



RATES

We are advised that the current NAV for the subject is as follows:

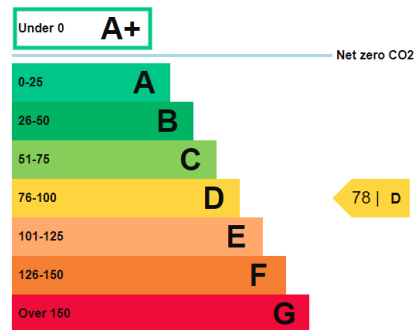
First Floor: £22,763 (Estimated Rates Payable: £12,374.13)

Second Floor: £13,300 (Estimated Rates Payable: £7,229.97)

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE

This property's current energy rating is D.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE NO: 7955

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