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Commercial Property Agents.

028 3835 0888

To Let
Unit 3, 2A Carn Court Road, Portadown, Craigavon



**Modern Business Unit
with Office Space,
Workshop & Mezzanine
Floor**

**Ground Floor Dimensions
31'6" x 37'5" = 1,178 sqft**

Accommodation

Office/Reception	350 sqft
Office	72 sqft
W/shop under Mezz	389 sqft
Full Height W/shop	318 sqft
Mezzanine Floor	794 sqft
Total Net Area	1923 sqft



Lease	To Let on a five year lease, tenant responsible for rates and maintenance.
Rates	Listed with Total NAV of £4,400 before Industrial Derating or Small Business Relief, maximum Rates Payable £2,500 approx.
Rent	£7,500 per annum exclusive of Rates and VAT which may be chargeable.

Tom Magee Commercial Property Agents

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