

PORTADOWN MEADOWS CENTRE BT62 3TN

FINAL UNIT TO LET



DESCRIPTION

Portadown is one of Northern Ireland's busiest provincial towns located approximately 23 miles south west of Belfast and is easily accessible from the M1 Motorway.

The Meadows Centre extends to approximately 132,000 sq ft and is anchored by a 60,602 sq ft Tesco store. Other multiple retailers include **The Range, O2, TUI, Card Factory** and **McDonald's**.

ACCOMMODATION

The premises is arranged over ground floor only and comprises the following approximate gross internal floor area:

UNIT	AREA (SQ FT)	AREA (SQ M)	RATES PAYABLE	SERVICE CHARGE
Unit 31/32:	1,862 sq. ft.	(173 sq. m)	£11,149.71	£7,411.59

LEASE TERM

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed incorporating 5 yearly upward only rent reviews. Offers invited.

TIMING

The unit is available for immediate handover.

RATES

Rates payable are detailed above however interested parties are advised to contact the local rating authority to check the likely rates payable. (Craigavon Borough Council 02838312400).

LEGAL COSTS

Each party is to bear their own legal costs incurred in respect of this transaction.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Camilla Jerram** or **Geoff Phillips** at **Morgan Williams** (020 7493 4455) or our joint agents Michael Pierce and Robert Scott of Cushman & Wakefield 028 9023 3455.

SUBJECT TO CONTRACT

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

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020 7493 4455
www.morganwilliams.co.uk



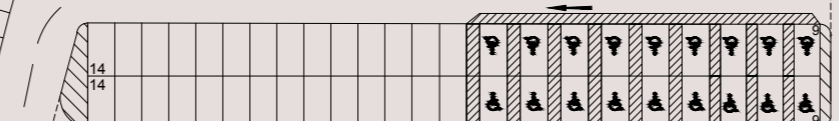
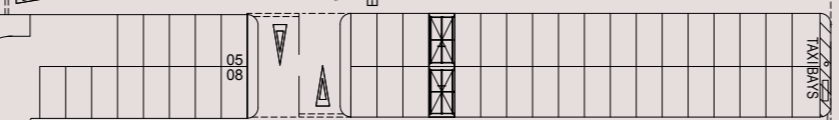
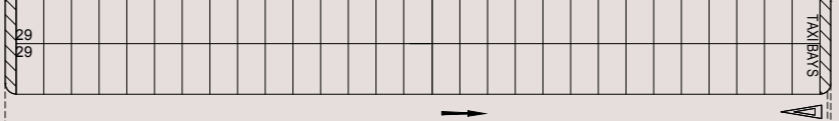
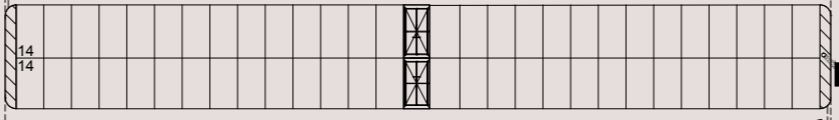
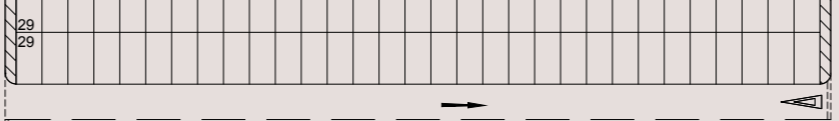
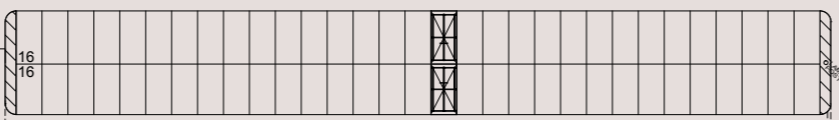
Bannside Walkway

Bannside Walkway

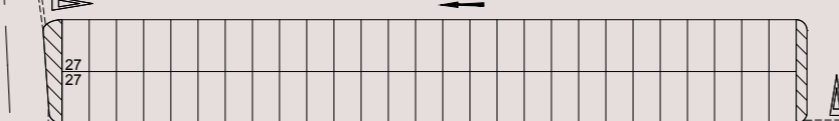
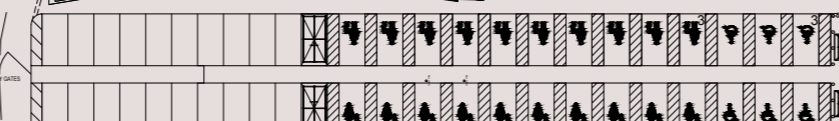
Bannside Walkway

BOAT CLUB

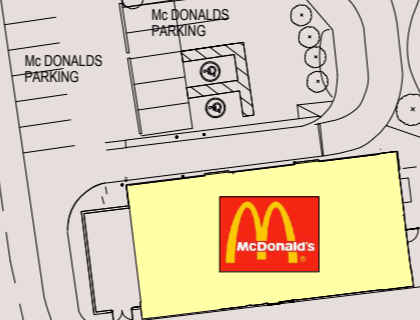
RECYCLING AREA



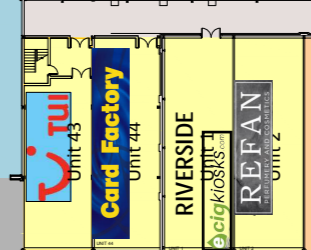
608 car spaces



Drive Thru AVAILABLE
Subject To Planning



SET DOWN POINT



MALL



The RANGE Home, Leisure & Garden

MoE & Service corridor

Service Area

DOE Pumping Station

Access road to Bowling Club

106 car spaces

MEADOW LANE

Sub-Station