

Own door office/storage accommodation c.904 sq.ft. 3D DOBBIN STREET, ARMAGH

- "Own door" access from Dobbin Street
- Flexible terms on offer
- Incentives available
- Immediate availability

#### Contact:

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## www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX.



### Lisney

#### Location

Armagh is a historic Cathedral City located approximately 40 miles south west of Belfast and approximately 15 miles from the border with the Republic of Ireland.

The subject property occupies a prominent location on Dobbin Street in close proximity to Scotch Street and The Mall Shopping Centre, the primary retail pitches in the City Centre.

The immediate area comprises a mix of commercial and residential uses. Neighbouring occupiers include NFU Mutual and Boots the Chemist.

#### Description

The property comprises the first floor of a two storey period style terrace property. The property has been finished to a reasonable condition throughout to include suspended ceilings, carpet flooring and plastered and painted walls.

#### Accommodation

84.00m2/904 sq. ft.

#### Terms

£5,000 per annum excl.

Subject to Negotiation

Rates Net Annual Value - £3,300 Rates Payable 2014/15 rate year - £1,610.55

### **Energy Performance Certificate (EPC)**

The property has an energy rating of E105. A full certificate can be made available upon request.

#### VAT

Rent

All prices and outgoings are exclusive of but may be liable to V.A.T. Further information is available at www.Lisney.com

Energy Performance Certific	ate Northern Ireland
Non-Domestic Building	
3d Dobbin Street ARMACH BT61 7QQ	Certificate Reference Number: 0810-0134-6809-3325-9006
This certificate shows the energy rating of this to building fabric and the heating, ventilation, cooling two benchmarks for this type of building, one appro existing building. There is more advice on how to website www.epb.dtpni.gov.uk.	and lighting systems. The rating is compared to priate for new buildings and one appropriate for
Energy Performance Asset Rating	
More energy efficient	
A+	····· Net zero CD, emissions
A 0-25	
B 26-50	
C 51-75	
D 76-100	
E 101-125	105 This is how energy efficient the building is.
F 126-150	
G Over 150	
Less energy efficient	
Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electric	
Building environment: Heating and Natural \ Total useful floor area (m <sup>2</sup> ): 93	Ventilation 27 If newly built
Building complexity (NOS level): 3 Building emission rate (kgCO <sub>3</sub> /m <sup>2</sup> ): 177.49	75 If typical of the existing stock





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