

The Lisney logo is a white rectangular box with the word "Lisney" in a bold, black, sans-serif font. It is positioned in the top left corner of the image, overlaid on a red background.

Lisney

TO LET

EXCELLENT CITY CENTRE OFFICE ACCOMMODATION  
FROM C. 367 SQ. FT. TO C. 2,497 SQ. FT.

16 RUSSELL STREET,  
ARMAGH, BT61 9AA

Your Property. Our Business.

## PROPERTY SUMMARY

- Attractive Georgian Terrace
- Convenient City centre location
- Capable of subdivision to meet tenant demand
- Immediate availability

## LOCATION

The subject property occupies a convenient City centre location on Russell Street, a short walk from the Mall Shopping Centre and Scotch Street, the City's primary retail pitch.

Russell Street is a popular office location and comprises a mix of well-established professional occupiers including dentists, solicitors and accountants.

Armagh is a Cathedral City situated approximately 40 miles south east of Belfast and c. 18 miles north east of Newry. The City is well connected via a number of arterial routes including the A3, Portadown Road and the A28, Newry Road.



## DESCRIPTION

The subject property comprises a part occupied, attractive Georgian terrace fronting Russell Street. The building comprises c. 2,497 sq. ft. of accommodation offered over basement to third floor levels.

The basement level comprises a recently refurbished, self-contained office suite that would be suitable for a range of alternative, professional or leisure uses, subject to planning. The space comprises a mix of open plan and private office areas along with staff shower and kitchen facilities.

The ground floor is currently occupied while the remaining upper floors are available, potentially on a floor by floor basis to accommodate tenant demand.

The property has retained a number of the period features including sliding sash windows and shutters, ceiling corning and roses.

|  | SQ M          | SQ FT        |
|--|---------------|--------------|
| <b>Basement Offices</b>                | 87.84         | 946          |
| <b>First Floor Kitchen and Offices</b> | 61.22         | 659          |
| <b>Second Floor Offices</b>            | 48.79         | 525          |
| <b>Third Floor Offices</b>             | 34.13         | 367          |
| <b>Total Net Internal Area</b>         | <b>231.98</b> | <b>2,497</b> |

## SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas. Current service charge estimate TBC.

## INSURANCE

The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for building.

## RATES

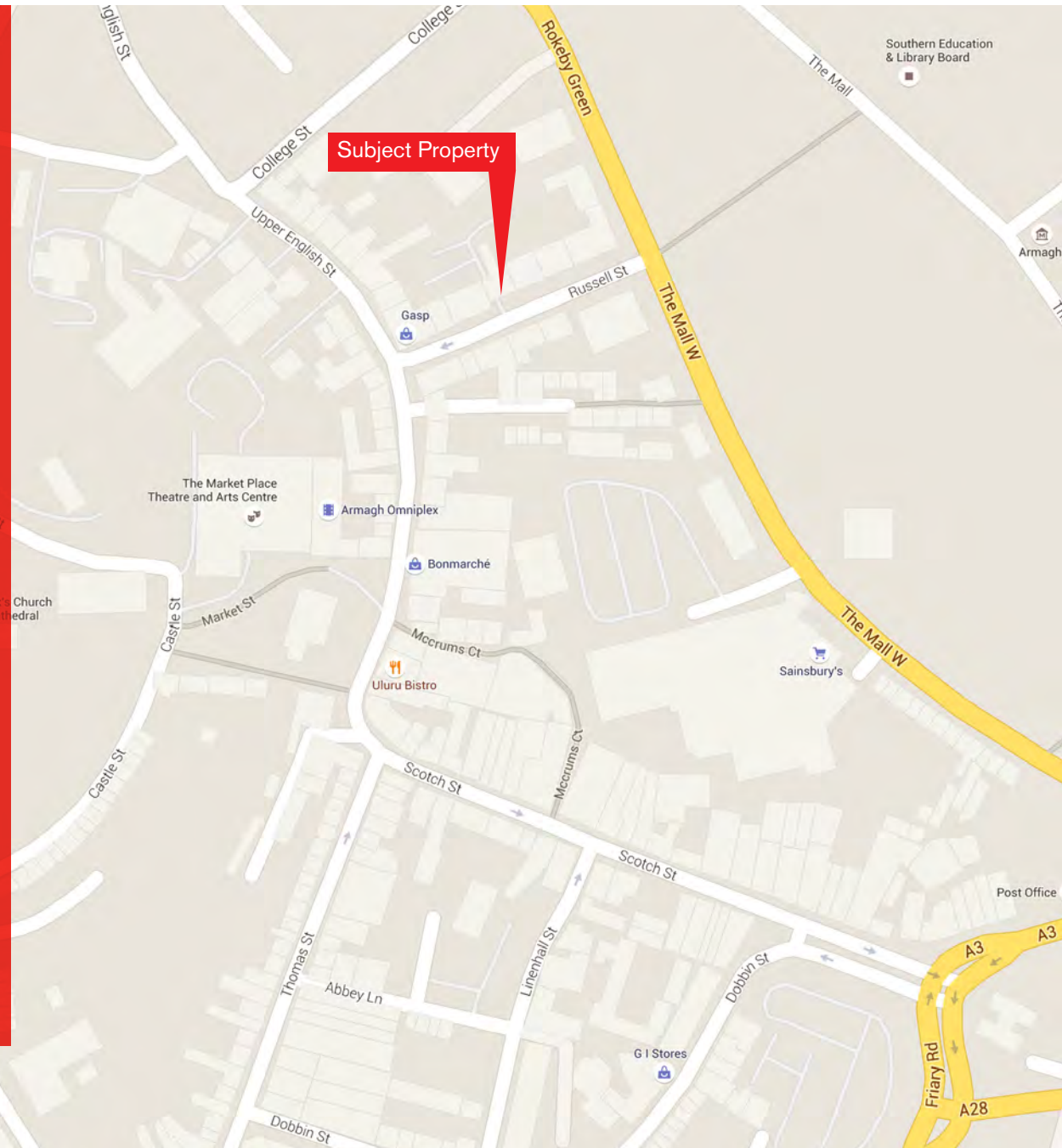
| Description           | Net Annual Value | Rates Payable 15/16 |
|-----------------------|------------------|---------------------|
| Basement              | £2,550           | £1,432              |
| 1st, 2nd & 3rd Floors | £6,500           | £3,644              |

\*The above rates payable figure does not reflect 20% Small Business Rates Relief which will apply to the majority of incoming tenants.

\*Qualifying tenants with benefit from 25% relief on the basement level assessment and 20% relief will be applicable to the first, second and third floor assessment.

## EPC

The property has an energy rating of G157. A full certificate can be made available upon request



## LEASE TERMS

RENT - £8 PSF EXCL.

TERM - SUBJECT TO NEGOTIATION

VAT

Prices, outgoing and rentals are exclusive of but may be liable to Value Added Tax.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with Lisney.

Contact: Lloyd Hannigan or Lucy Joyce  
Tel: 028 9050 1501  
Email: [lhannigan@lisney-belfast.com](mailto:lhannigan@lisney-belfast.com)  
[ljoyce@lisney-belfast.com](mailto:ljoyce@lisney-belfast.com)

Lisney

