

Dean Swift Building, Armagh Business Park, Armagh, BT60 1BF

To Let

High quality serviced office suites from 50-12,000 sq ft with generous on-site car parking



Lambert
Smith
Hampton

Location

The Dean Swift office building is located within Armagh Business Park, which is an exciting development situated strategically on the Hamiltonsbawn Road c.0.5 mile from Armagh City Centre, the location offers rapid access to the major communication links serving Armagh, Newry and Craigavon. Occupiers in the immediate area include Linwoods, Farmlay Eggs, JMW and Cross Refrigeration.

Armagh Business Park is a fully self contained site with 2.5m perimeter fencing and 24 hour automated access. The Park benefits from on site security guards and on and off site video monitoring. The property offers attractive flexible terms, 24 security, on-site management, generous car parking and attractive landscaping.

Description

The Dean Swift Building provides high quality professional offices, virtual offices, meeting space and conference facilities. The building has over 50 fully serviced office suites and meeting rooms immediately available under flexible terms.

The suites benefit from high quality attractive finishes throughout including a dedicated reception, kitchen, shower and meeting room areas, breakout area and male, female and disabled toilets.

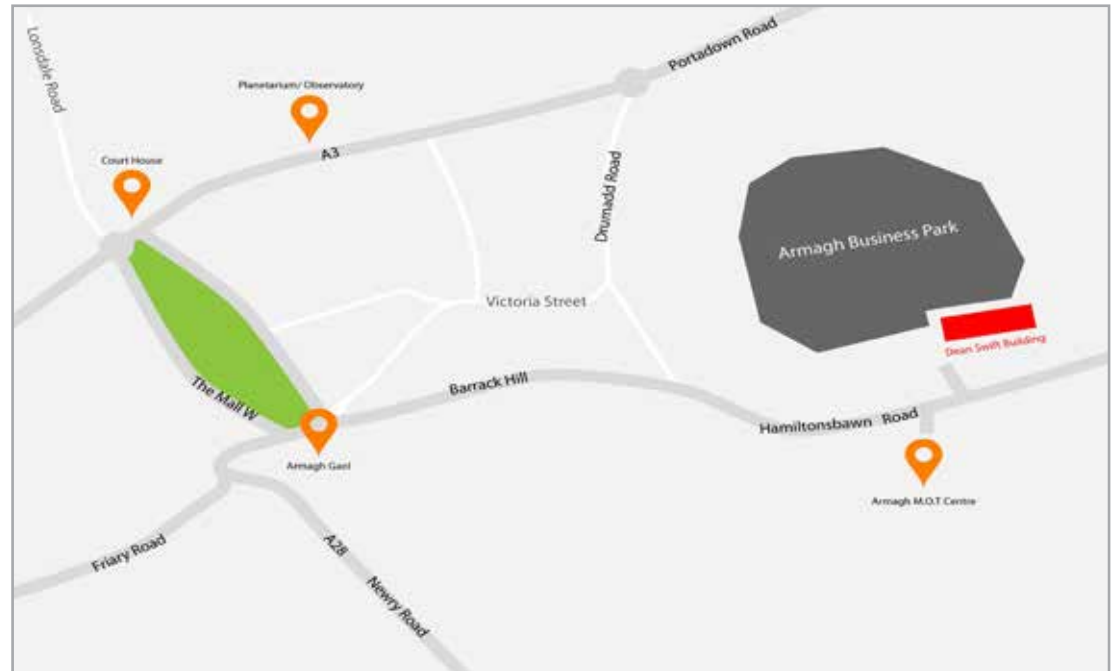
Over 300 dedicated car parking spaces available on site.

Schedule of Accommodation

| | |
|---------------|---|
| Office Suites | From 50-12,000 sq ft (4.6 - 1,150 sq m) From 1 person - 150 people |
|---------------|---|

Lease Details

Terms- Rents can include fully furnished, 24 hours access, reception meet and greet, daily mail handling and message forwarding facility, access to business support and admin team, business rates, service charge, building insurance, electricity, water, heating, building security, CCTV, daily cleaning services and waste disposal.



For Indicative Purposes Only



Floor Plan

FLOOR PLAN

DEAN SWIFT
BUILDING

- ENTRANCE
- SUITE ENTRANCE
- MAIL DELIVERY



Floor Plans

Copy existing floor plans and proposed desk layouts in CAD & PDF are available from the agent.

Energy Performance Certificate

EPC for the available suites - B50.

Rates

Included in the rent.

Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
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