

81 Gortgonis Road, Coalisland, Dungannon, Co Tyrone, BT71 4QG

To Let

Office Accommodation totalling approximately 6,943 sq ft with 65 no. on-site car parking spaces



Lambert
Smith
Hampton

Location

The subject property is situated fronting the Gortgonis Road. The property is strategically located approx 1 mile from Coalisland and 3.5 miles from the M1 Motorway. Belfast is only a c.30 minute drive. Both Dungannon and Cookstown are short drives.

Major companies in close proximity include Terex, McCloskeys, Capper Feeds, Terramac Fabrications, Irwin Aggregates, Chieftain Trailers and Geda.

Description

- Self contained office building totalling 6,943 sq ft
- Tiled/Carpeted floors
- Fluorescent strip lighting
- WC facilities
- Plastered and painted walls
- Passenger lift
- Canteen and kitchenettes
- Oil fired central heating
- Shower facilities
- 65 no. car parking spaces
- Perimeter trunking

NB: The accommodation is capable of sub-division. For further information, please contact the agent.

Schedule of Accommodation

Description	Sq Ft	Sq M
Office		
Total Internal Area	6,943	645.02

Lease Details

Term - By negotiation.

Rent - On application.

Repairs - The Tenant will be responsible for internal repairs and will reimburse the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only

Photos of Offices







Rates

We have been advised by Land & Property Services of the following:-

Net Annual Value: £45,300

Rate in £ 20/21: £0.5137

Rates Payable: £23,273

Energy Performance Certificate

The property benefits from an EPC rating of C51 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject property is not registered for VAT but we are awaiting clarification from HMRC.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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