



TO LET - OFFICE SUITE

UNIT 7 THE DYEHOUSE, LINEN GREEN, DUNGANNON, CO. TYRONE,
BT71 7HB

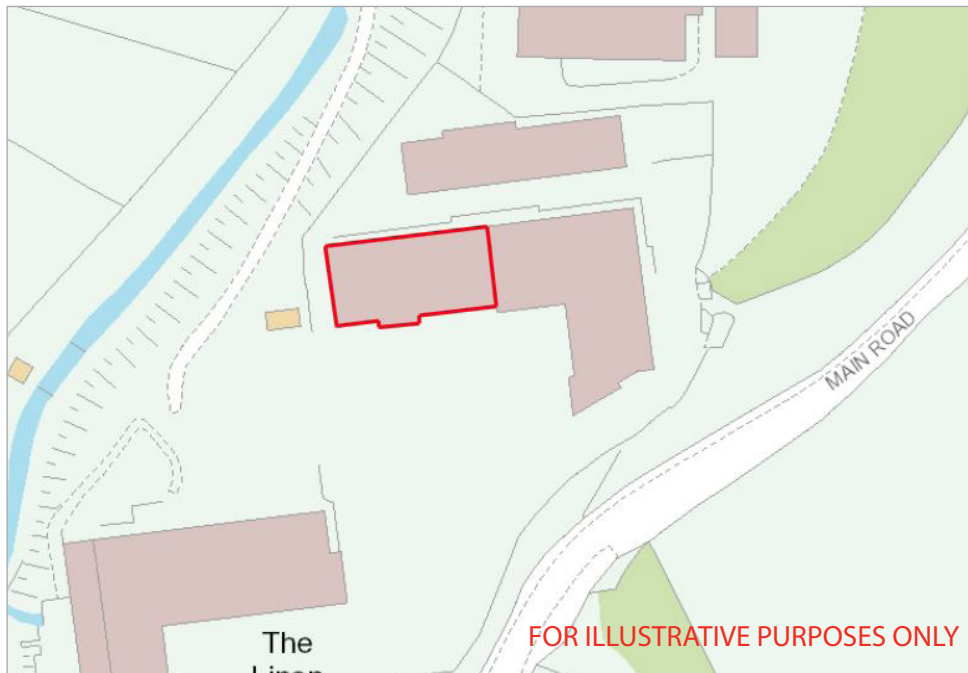
C. 9,161 SQ. FT. (851 SQ. M.) OVER GROUND & FIRST FLOOR



PROPERTY SUMMARY

- A modern office suite of c. 9,161 sq. ft. arranged over Ground and First Floor
- A well finished office with on-site car parking
- Located in the popular Linen Green Shopping Village
- Close to the M1 Motorway making it an opportunity to easily service Mid Ulster
- On-site cafes, restaurants and services

SITE PLAN



LOCATION

Linen Green is situated in Moygashel Village, approximately 1 mile South of Dungannon Town Centre and less than a mile from junction 15 of the M1 motorway.

Due to its proximity near the M1 Linen Green is accessible from all over Northern Ireland and has a wide draw, with shoppers travelling from Belfast (40 miles), Lisburn (33 miles), Craigavon (18 miles), Enniskillen (45 miles) and Omagh (30 miles), which are all within 60 minutes' drive time. The office block is located in a prime position to serve Mid Ulster and further afield.

DESCRIPTION

The subject property is an own door office suite comprising 2 floors of office accommodation. The ground floor comprises of a reception area, a number of meeting rooms, small kitchen and a disabled assisted WC.

The first floor includes a large open plan area, a number of meeting rooms, toilet and kitchen facilities. The office is finished to a good standard throughout to include; plastered and painted walls, air conditioning, carpeted floors, perimeter trunking and exposed ceiling.

The property benefits from a shared passenger lift and on-site car parking.

ACCOMMODATION

Ground Floor:	2,232 sq. ft.	207 sq. m.
First Floor:	6,929 sq. ft.	642 sq. m.
Total:	9,161 sq. ft.	850 sq. m.

RATES

NAV:	£57,800
Rate in the £ 2019/2020:	£0.586089
Estimated rates payable:	£33,875.94

LEASE TERMS

Term:	Negotiable
Rent:	£12.00 psf pax
Repairs:	Internal repairing and insuring
Service Charge:	A service charge will be levied to cover repairs and maintenance to common areas

VAT

The prices, outgoings etc. are exclusive of but may be subject to VAT.

EPC

D88 - As illustrated in graph.

FURTHER INFORMATION

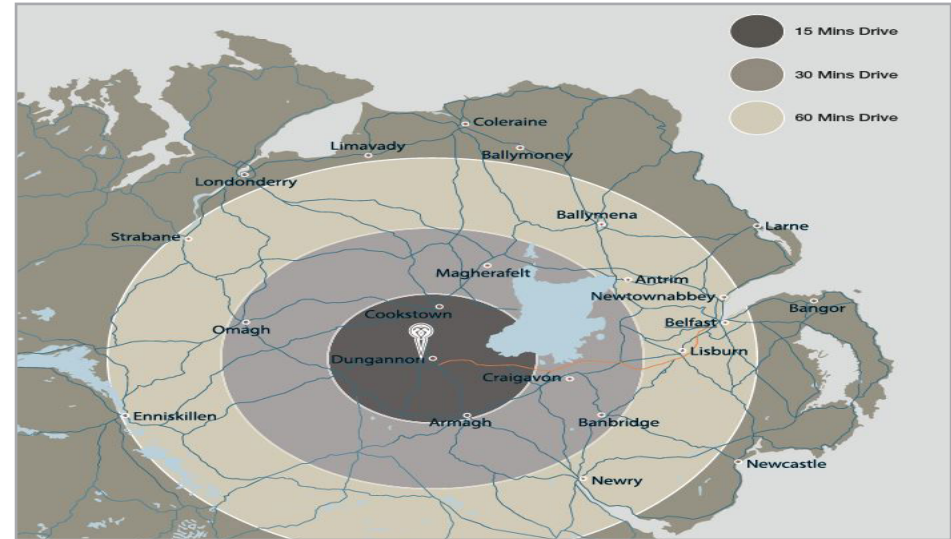
For further information or to arrange an inspection of the property, please contact:

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&

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LOCATION MAP



Sole Agent

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