



THE
LINEN GREEN
MOYGASHEL

PRIME RETAIL & OFFICE UNITS TO LET

THE LINEN GREEN MOYGASHEL

Developed on the historical Moygashel Linen Mill Complex, The Linen Green has established itself as a thriving retail, office and leisure destination.

Providing in excess of 125,000 sq. ft, The Linen Green comprises a unique mix of boutiques, high quality shops, furniture & homeware outlets, eateries and many more exciting businesses.

The Linen Green's tenant line up, attractive environment, rich heritage and strategic location, means that the scheme not only draws from its immediate catchment but also welcomes shoppers and visitors from across the province and beyond.





THE DYEHOUSE



THE WAREHOUSE



OFFICE SPACE



OFFICE SPACE



THE FRAMEHOUSE



THE WEAVING SHEDS

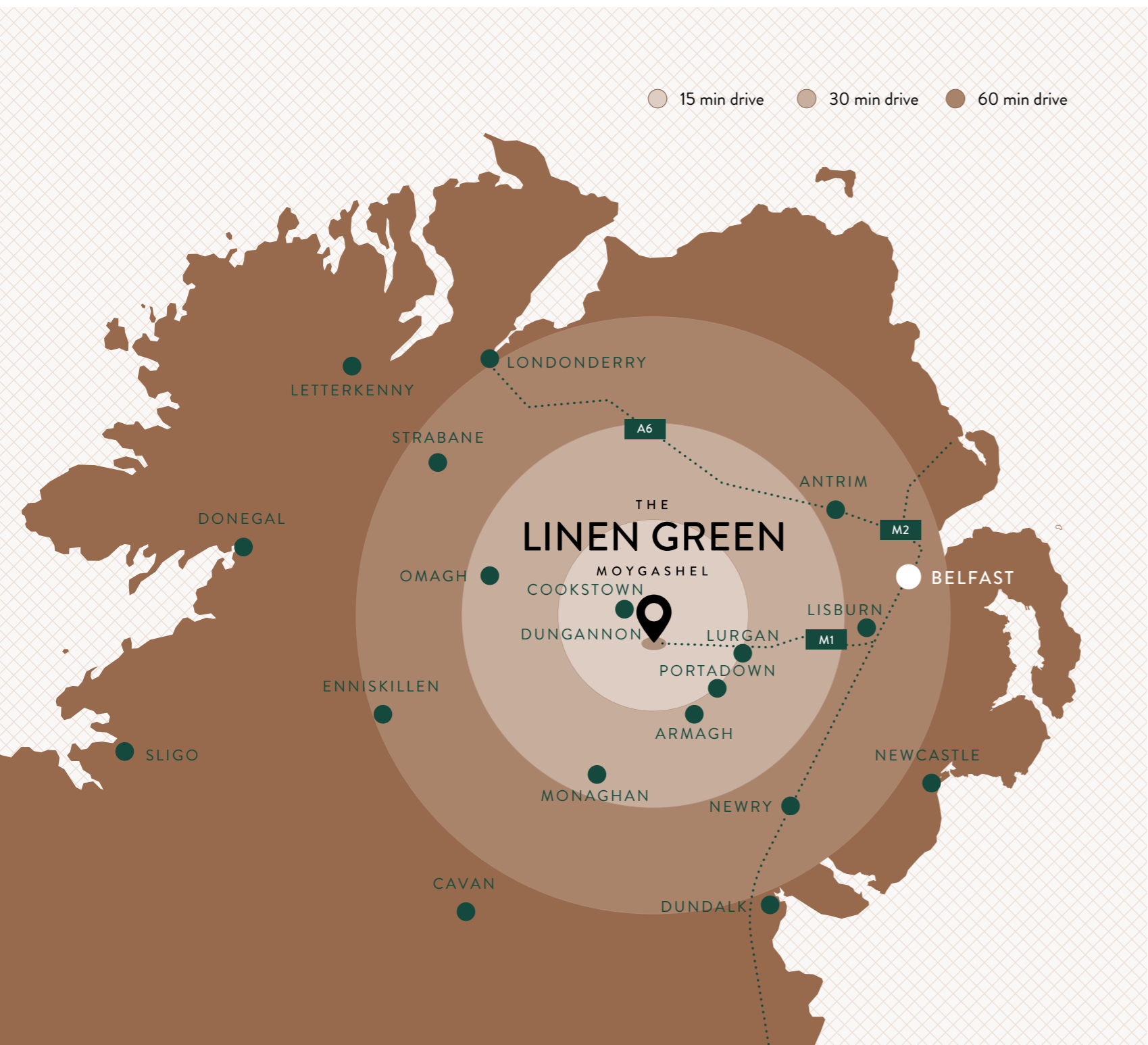


THE DYEHOUSE

Location

Located in Mid-Ulster and nestled amidst the picturesque countryside of County Tyrone, The Linen Green is situated in the village of Moygashel. The scheme is approximately 1 mile from Dungannon town centre and 1 mile from Junction 15 of the M1 motorway, providing ease of access to the north and south of the province, as well as benefitting from a strong local catchment including Dungannon, Armagh and Moy. Dungannon is the largest of the nearby towns with a population of 63,500.

Sourced by NISRA



Some of the occupiers currently trading from the scheme include Panache Shoes, Rose Hanger, Storey Womenswear, DV8, Lavish Preferences, Jo & Co, Drumbriston Furniture, Bedeck, Bathroom Envy, Le Jardin Spa, Love & White Bridal and Total Wellness Aesthetics Clinic.



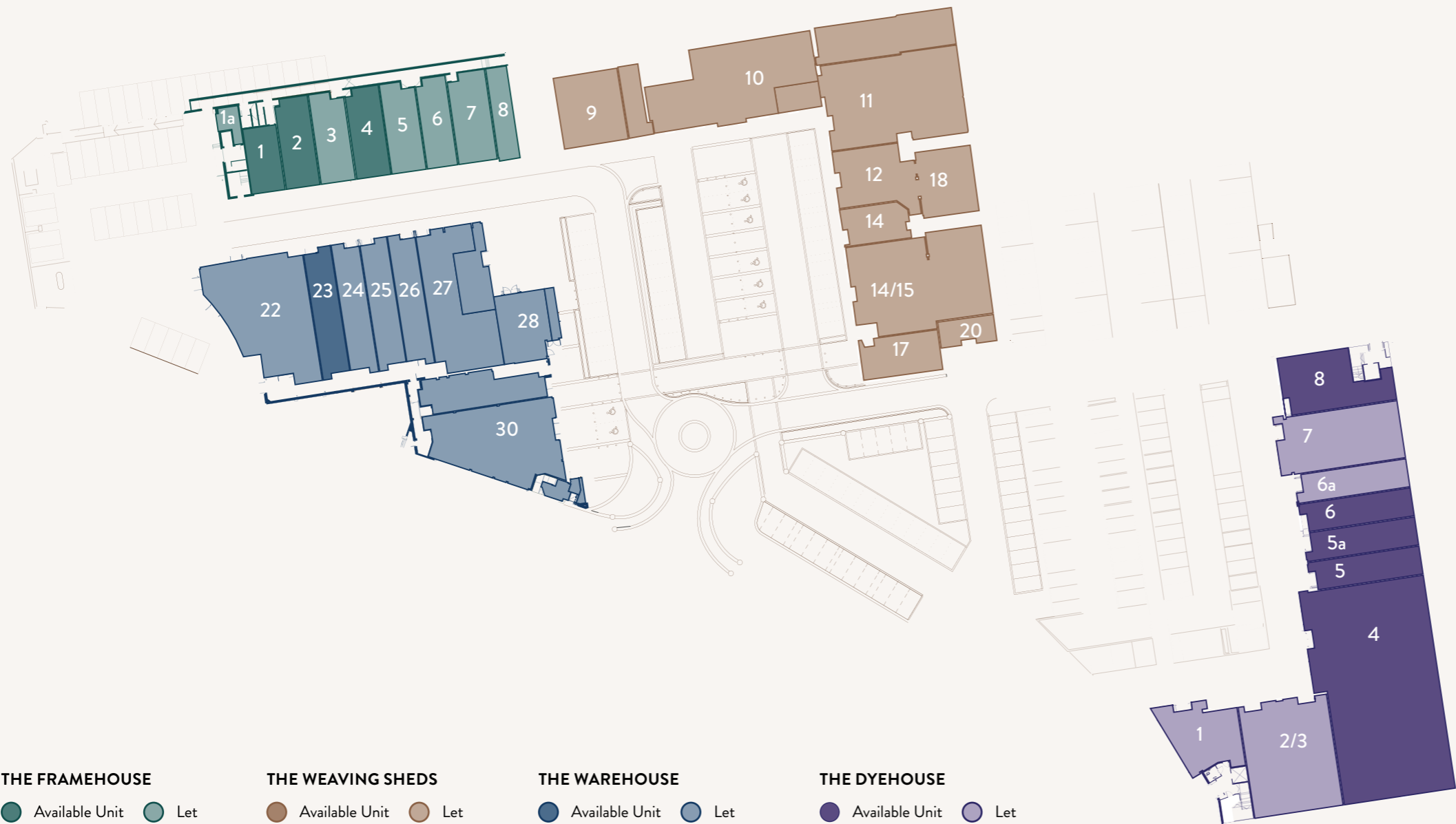
Description

The Linen Green complex was originally developed in the early 2000’s as a designer outlet village and boasts a strong line up of boutiques, interiors & home furnishing outlets, coffee shops and a mix of specialist businesses.

The scheme’s attractive environment, historic significance and vibrant atmosphere means that The Linen Green attracts shoppers from all across the province and further afield, who come to shop, eat dine and relax. There is also the added benefit of 650 free surface car parking spaces on site.

The Linen Green offers adaptable space for new and expanding businesses, and there are currently a number of fitted opportunities available at both ground and first floor level. The space is suitable for retail, office, leisure, medical and F&B businesses and further details, depending upon specific use and size requirements, are available upon request.

Ground Floor



Lease Details

| | |
|----------------------------|---|
| Rent | Available upon request |
| Term | Negotiable, subject to use and consent |
| Service Charge / Insurance | A service charge will be levied to cover the landlord’s expenditure in connection with the maintenance, repair and general running of the scheme. |
| Rates | Rates can be made available upon request, or via the LPS website |

Accommodation Schedule

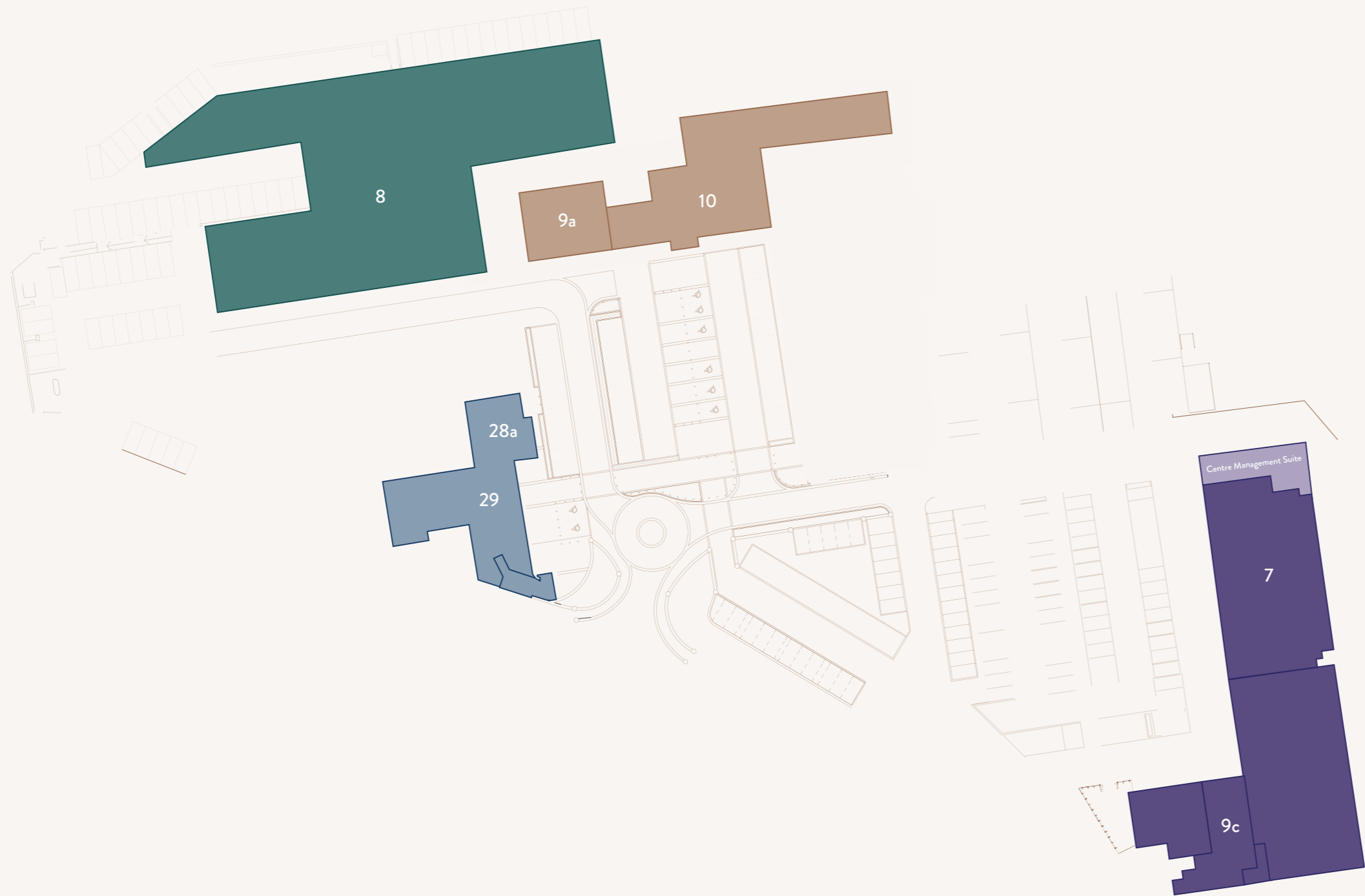
| THE FRAMEHOUSE | |
|----------------|----------------------------------|
| UNIT 1A | Brow Bar |
| UNIT 1 | Agreed |
| UNIT 2 | 952 sq ft (88 sq m) |
| UNIT 3 | Total Wellness Aesthetics Clinic |
| UNIT 4 | 960 sq ft (89 sq m) |
| UNIT 5 | The Gallery |
| UNIT 6 | Love & White Bridal |
| UNIT 7 | The Lingerie Room |
| UNIT 8 | Tailored Image |

| THE WAREHOUSE | |
|---------------|------------------------|
| UNIT 22/22A | Connollys of Moy |
| UNIT 23 | 1,091 sq ft (101 sq m) |
| UNIT 24 | Agreed |
| UNIT 25 | Agreed |
| UNIT 26 | Newbridge Silverware |
| UNIT 27 | Le Jardin Spa |
| UNIT 28 | Charlotte & Tess |
| UNIT 28A | NFU Mutual |
| UNIT 29 | Back on Track |
| UNIT 30 | Synge & Byrne |

| THE DYEHOUSE | |
|--------------|--------------------------|
| UNIT 1 | Bathroom Envy |
| UNIT 2&3 | DV8 |
| UNIT 4 | Available Spring 2024 |
| UNIT 5 | 961 sq ft (89 sq m) |
| UNIT 5A | 961 sq ft (89 sq m) |
| UNIT 6 | 966 sq ft (90 sq m) |
| UNIT 6A | Janet McCleary Opticians |
| UNIT 7 | Mackles Pet Foods |
| UNIT 8 | Agreed |

| THE WEAVING SHEDS | |
|-------------------------------|-----------------------------|
| UNIT 9 | Jo & Co |
| UNIT 9A | Gareth McFarland Interiors |
| UNIT 10 | Lavish Preferences |
| UNIT 10A | The Loft Coffee Bar |
| UNIT 11 | Dumbriston Furniture |
| UNIT 12, 15, 16, 18, 19 & 21A | Panache Shoes / Rose Hanger |
| UNIT 14 | Storey Menswear |
| UNIT 17 & 21 | Storey Womenswear |

First Floor



THE FRAMEHOUSE

Available Unit Let

THE WEAVING SHEDS

Available Unit Let

THE WAREHOUSE

Available Unit Let

THE DYEHOUSE

Available Unit Let

Accommodation Schedule

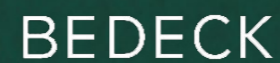
| THE FRAMEHOUSE | |
|----------------|---------------------------|
| UNIT 8 | 24,210 sq ft (2,249 sq m) |

| THE WAREHOUSE | |
|---------------|---------------|
| UNIT 28A | NFU Mutual |
| UNIT 29 | Back on Track |

| THE DYEHOUSE | |
|--------------|------------------------|
| UNIT 7 | 9,162 sq ft (851 sq m) |
| UNIT 9C | 2,268 sq ft (211 sq m) |

| THE WEAVING SHEDS | |
|-------------------|----------------------------|
| UNIT 9A | Gareth McFarland Interiors |
| UNIT 10 | The Loft Coffee Bar |

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MOYGASHEL



Further Information:

Availability

Units immediately available

VAT

All prices, outgoings and rentals are exclusive of, but will be subject to Value Added Tax

EPC Rating

Available Upon Request

Letting Agents:



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