



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.

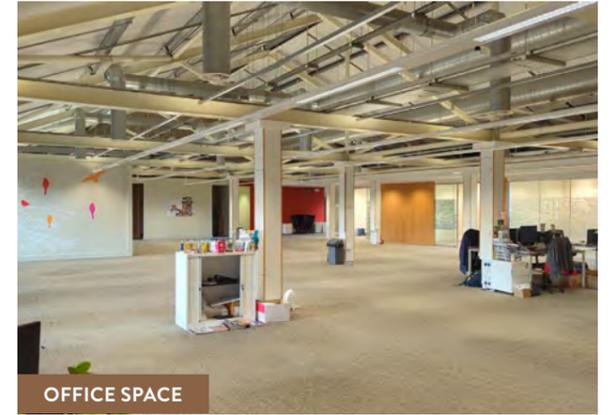




THE DYEHOUSE



THE WAREHOUSE



OFFICE SPACE



OFFICE SPACE



THE DYEHOUSE



THE FRAMEHOUSE



THE WEAVING SHEDS

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.



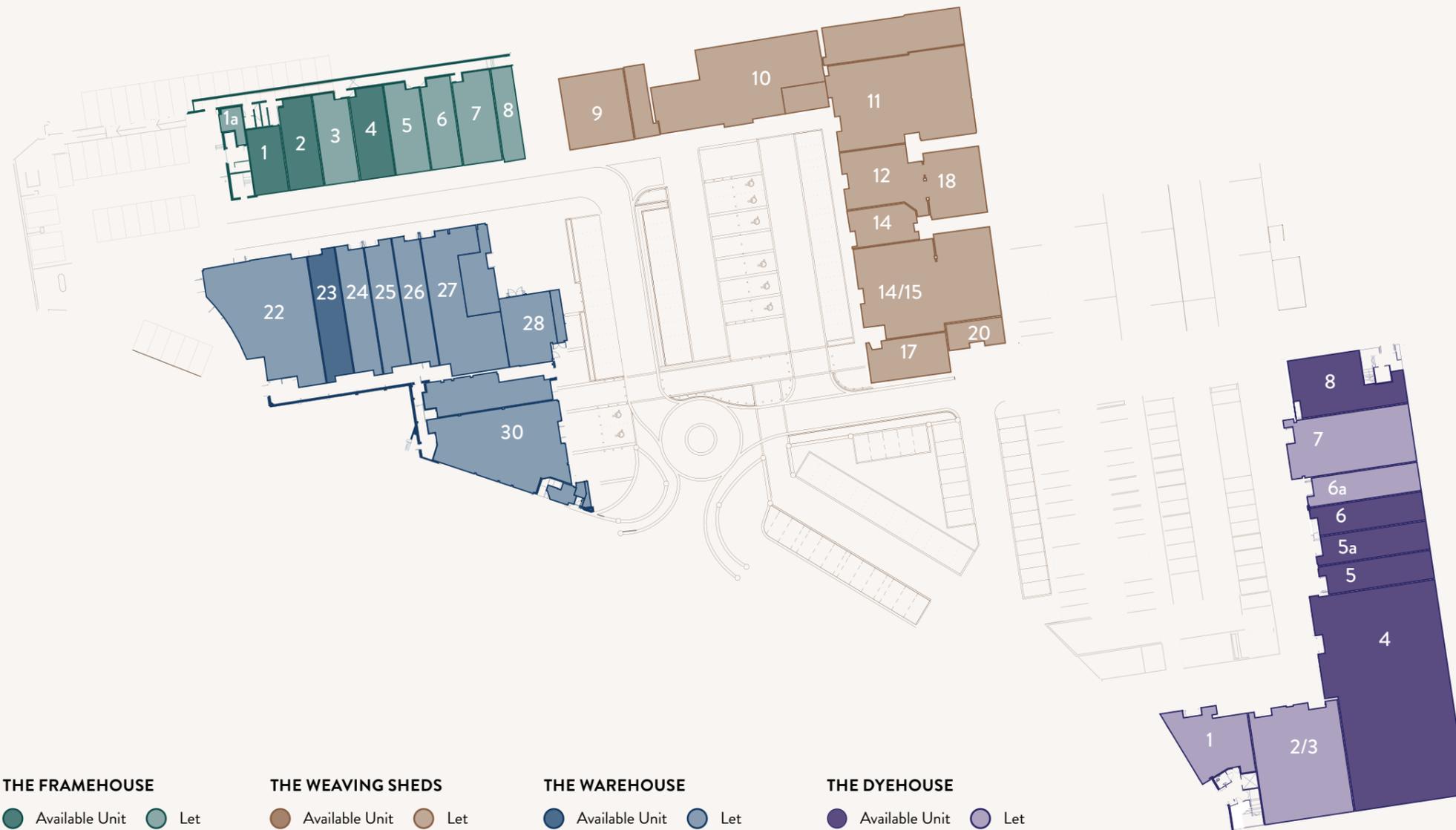
Description

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

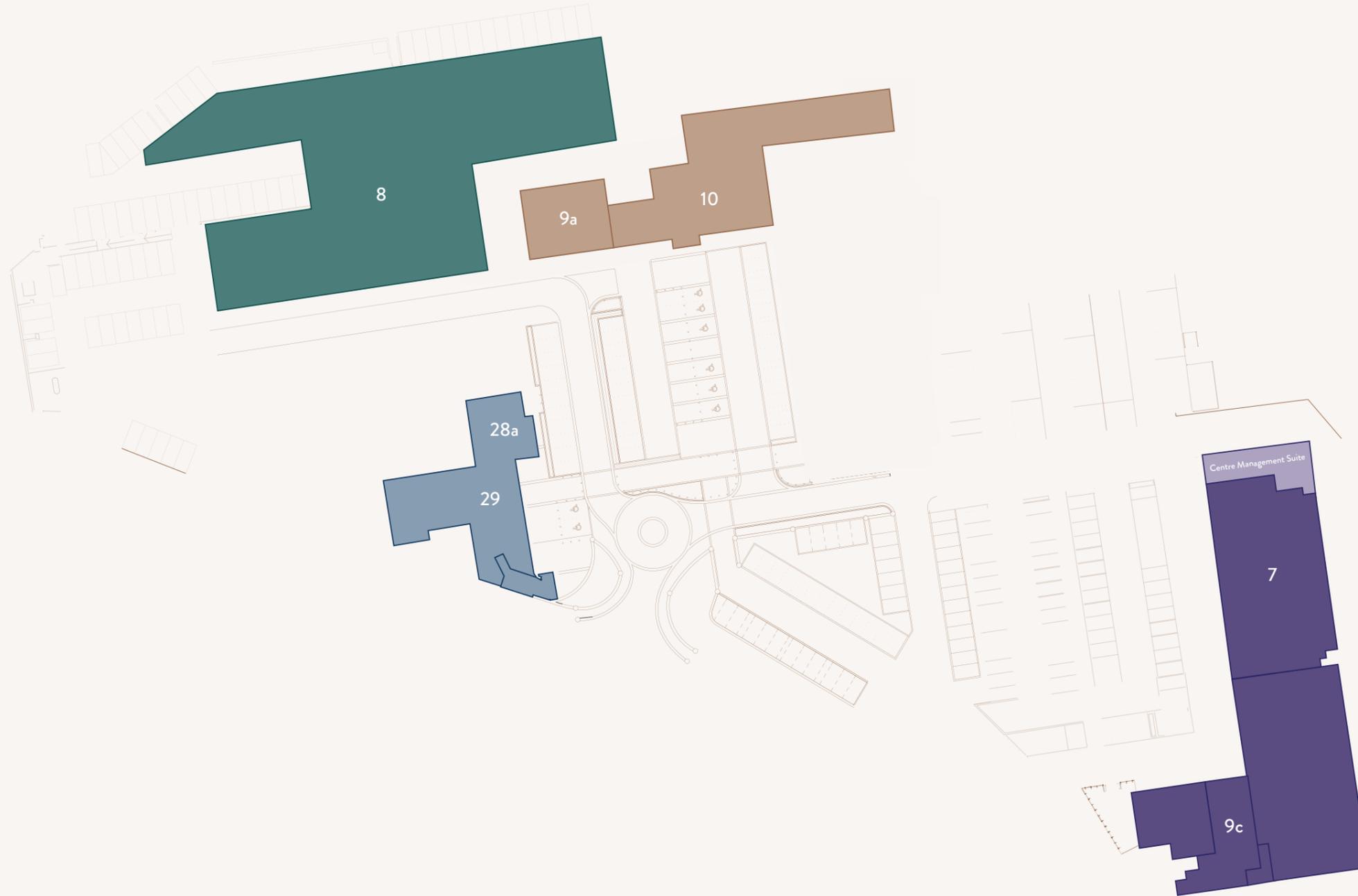
THE FRAMEHOUSE	
UNIT 1A	Brow Bar
UNIT 1	Agreed
UNIT 2	952 sq ft (88 sq m)
UNIT 3	Total Wellness Aesthetics Clinic
UNIT 4	960 sq ft (89 sq m)
UNIT 5	The Gallery
UNIT 6	Love & White Bridal
UNIT 7	The Lingerie Room
UNIT 8	Tailored Image

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	Syngé & 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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