

# TO LET

**UNIT 1 "THE GRANARY"**  
**39 CHARLEMONT STREET**  
**MOY**  
**CO. TYRONE**  
**BT71 7SL**



*working harder to make your **move easier***

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## LUXURY SPECIFICATION GROUND FLOOR OFFICE / RETAIL SPACE

**CIRCA. 1350 SQ FT NET (127 SQ M) – 4 ALLOCATED PARKING SPACES**

"THE GRANARY" – THIS IMPRESSIVE & HISTORIC LANDMARK BUILDING IS LOCATED IN THE HEART OF THE BUSTLING VILLAGE OF MOY, ON A MAIN ARTERIAL ROUTE IN THE LOGISTICAL CENTRE OF NORTHERN IRELAND; APPROX. 5 MILES TO DUNGANNON, 7 MILES TO ARMAGH CITY, 11 MILES TO PORTADOWN & 40 MILES TO BELFAST.

UNIT 1 COMPRISES CIRCA. 1350 SQ FT OF PRIME "GRADE A" OWN DOOR, GROUND FLOOR OFFICE / RETAIL SPACE WITH 4 ALLOCATED CAR PARKING SPACES & STAFF FACILITIES FINISHED TO WHAT MAY ONLY BE DESCRIBED AS AN EXACTING LUXURY SPECIFICATION.

**"YOUR BUSINESS DESERVES THE GRANARY"**



**GUIDE RENT: £16,000 PER ANNUM (SUBJECT TO VAT)**

**TERMS: NEGOTIABLE**

**RATES: APPROX. £6500 PER ANNUM**

ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES:

- UNIQUE “GRADE A” SPECIFICATION OWN DOOR OFFICE / RETAIL SPACE.
- GROUND FLOOR.
- CIRCA. 1350 SQ FT / 127 SQ M.
- EXCEPTIONAL “TURNKEY” FITOUT THROUGHOUT.
- 4 ALLOCATED CAR PARKING SPACES.
- STAFF FACILITIES INCLUDING KITCHEN & W.C.
- LOGISTICALLY CENTRAL LOCATION:
  - DUNGANNON CIRCA. 5 MILES.
  - ARMAGH CIRCA. 7 MILES.
  - PORTADOWN CIRCA. 11 MILES.
  - BELFAST CIRCA. 40 MILES.
  - DUBLIN CIRCA. 90 MILES.
- MECHANICAL VENTILATION / HEATING SYSTEM.
- ENERGY EFFICIENT LED LIGHTING.
- HIGH PROVISION OF FIBRE DATA & ELECTRICAL POINTS.
- TERMS & INCENTIVES NEGOTIABLE.





ACCOMMODATION IN BRIEF...

ENTRANCE LOBBY / RECEPTION AREA:  
GLAZED EXTERNAL DOOR & SIDE PANEL. TILED FLOOR WITH MAT RECESS. ARCH TO RETAIL SPACE / BOARD ROOM / OPEN PLAN OFFICE SPACE.  
ACCESS TO "THE GALLERY". PLANT ROOM & STOREROOM.



OFFICE 1:  
TILED FLOOR. SUSPENDED CEILING WITH RECESSED LIGHTING.



RETAIL SPACE / BOARD ROOM / OPEN PLAN OFFICE SPACE:  
ARCH FROM ENTRANCE LOBBY / RECEPTION AREA. TILED FLOOR. DOWN LIGHTING.





**OFFICE 2:**  
GLAZED DOUBLE DOORS FROM RETAIL SPACE / BOARD ROOM / OPEN PLAN OFFICE SPACE. TILED FLOOR. SUSPENDED CEILING WITH DOWNLIGHTING.



**STAFF KITCHEN:**  
LOW LEVEL UNITS. INTEGRATED FRIDGE. S.S. SINK WITH MIXER TAP FITTING. SUSPENDED CEILING. TILED FLOOR.

**STAFF TOILET:**  
TOILET. 2 NO. WASH HAND BASINS. SOME WALL TILING. TILED FLOOR.



### THE GALLERY:

ACCESS VIA ENTRANCE LOBBY / RECEPTION AREA & SEPARATE ACCESS FROM CARPARK. PREVIOUSLY USED AS RETAIL DISPLAY AREA.

DISPLAY / WORK NICHES. EXPOSED BRICKWORK. TILED FLOOR. DOWN & UPLIGHTING.





#### **EXTERNAL:**

4 ALLOCATED CARPARKING SPACES.

#### **FLOORPLANS FOR I.D. PURPOSES ONLY.**

#### **N.B.**

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#### **VALUATIONS.**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**