

## FOR SALE / TO LET

Prime Landmark Office Accommodation in Suites from c. 5,595 sq ft to c. 25,073 sq ft (Capable of Subdivision)
Molesworth Place, Cookstown, BT80 8NX

## LOCATION / DESCRIPTION

Cookstown is a thriving Mid Ulster town c. 45 miles south west of Belfast and c. 10 miles north of Dungannon, with a district population at the last census of c. 40,000 persons.

The town has attracted major investment over recent years, creating a successful town centre and local business community. Subjects are within easy access of major public transport hubs and the Province's motorway network.

Occupiers within the scheme include Oasis Dental, Ulster Bank, DRD Road Service, Network Personnel, Sport Direct and Pound Stretcher.

## SPECIFICATION

Accommodation will be finished to Grade A Specification to include:

- Raised access floors
- Air handling / conditioning
- Plastered / painted walls
- Suspended ceiling with recessed lighting
- Communal WC's finished to a high standard
- Passenger lift to all floors
- 24 hose security with comprehensive CCTV coverage
- On-site car parking


## ACCOMMODATION

| Description | Area sq m | Area sq m |
| :--- | :--- | :--- |
| PHASE 1 | C. $1,697 \mathrm{sq} \mathrm{m}$ | C. $18,270 \mathrm{sq} \mathrm{ft}$ |
| FIRST FLOOR | C. 632 sq m | C. $6,803 \mathrm{sq} \mathrm{ft}$ |
| SECOND FLOOR |  |  |
| PHASE 3 | C. 519 sq m | C. $5,595 \mathrm{sq} \mathrm{ft}$ |
| FIRST FLOOR | C. 106 sq m | C. $1,140 \mathrm{sq} \mathrm{ft}$ |
| RETAIL UNIT 1 | C. 153 sq m | C. $1,646 \mathrm{sq} \mathrm{FT}$ |
| RETAIL UNIT 2 |  |  |



## LEASE DETAlLS

TERM/RENT REVIEW:
RENTAL:
REPAIRS / INSURANCE:

SERVICE CHARGE:

Effective full repairing and insuring lease by way of a contribution towards landlord's expenses in repairs / maintenance of exterior and common area.
Negotiable, subject to upwards only rent reviews.

Applicable

PRICE:
TITLE:
NAV:
VAT:

On application
Assumed freehold / long leasehold
To be assessed
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC CERTIFICATES



## CONTACT DETAILS

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