

# TO LET

Offers around

POA

## Contact

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## Offices at St Macartans, 74 Main Street, Clogher

### Summary

- Ground and First Floor office space extending to c.4,000 sq ft.
- Prominent location in Clogher town centre within the secure grounds of St Macartan's Care Home, Clogher.
- Units capable of subdivision.
- Available immediately.

### Location & Description

The subject is located in Clogher town centre within the grounds of St Macartan's Care Home, easily accessible to the M1 Motorway network.

The subject comprises fully fitted office accommodation benefitting from its own access from Main Street, Clogher. The location of the building, floor plate size and level of fit out makes it suitable for a variety of occupiers.



## Specification

The office accommodation comprises plastered and painted walls, plastered ceilings, floor coverings, wall mounted services and double-glazed fenestrations. The layout is of a cellular nature comprising c.17no. office / boardroom units together with ancillary space. Car Parking is available on site.

## Lease Details

Term: Negotiable

Rent: POA

Repairs: Full repairing and insuring terms

## Accommodation

Ground Floor: 2,077 sq ft

First Floor: 1,840 sq ft

### VAT

All prices quoted are exclusive of and may be subject to VAT.

### Unit Size

C. 4,000 sq ft

### Rateable Value

TBC

### Energy Performance Certificate

To Follow