



working harder to make your move easier

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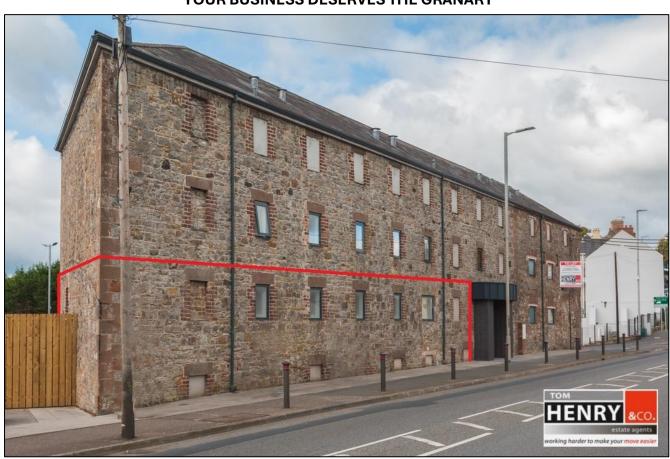
LUXURY SPECIFICATION GROUND FLOOR OFFICE / RETAIL SPACE

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

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.







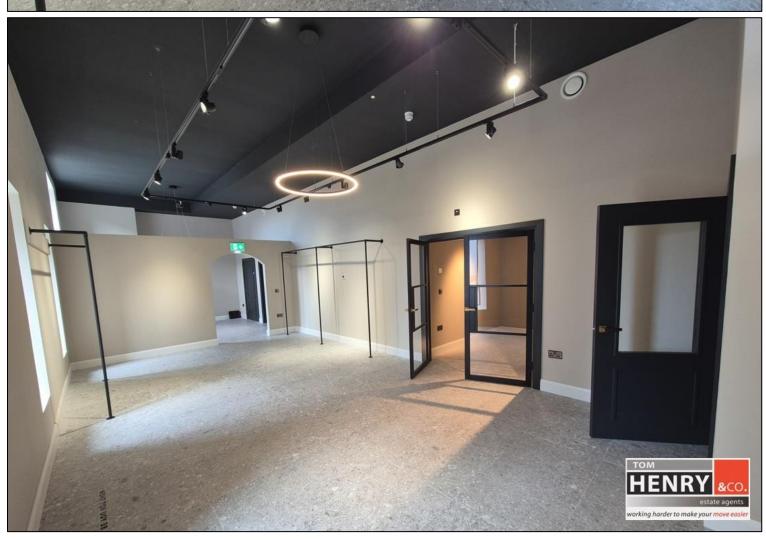
TILED FLOOR. SUSPENDED CEILING WITH RECESSED LIGHTING.





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.



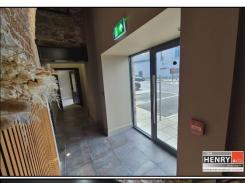


THE GALLERY:

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.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.