

Molesworth Place, Cookstown, BT80 8NX

For Sale / To Let

Prime Landmark Office Accommodation in Suites from c.6,803 sq ft (632 sq m) to c.25,073 sq ft (2,329 sq m)
Capable of Sub-division



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 transports hubs and the Province's motorway network.

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

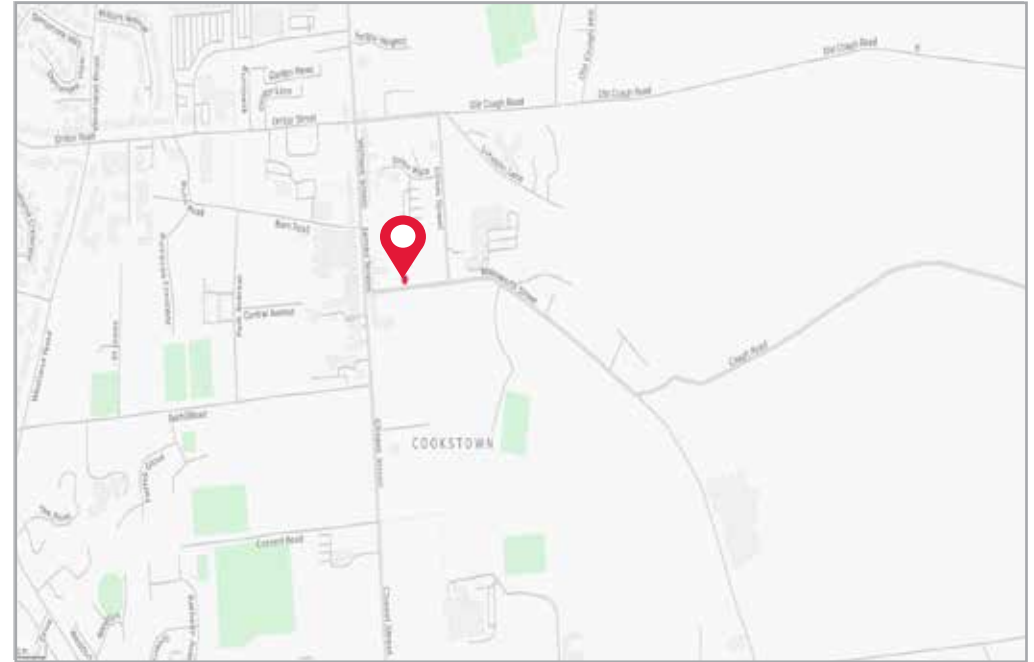
Specification

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 WCs finished to a high standard
- Passenger lift to all floors
- 24 Hour security with comprehensive CCTV coverage
- On-site car parking

Schedule of Accommodation

Phase	Floor	Sq Ft	Sq M
Phase 1	First Floor	18,270	1,697
	Second Floor	6,803	632
Phase 3		5,595	519



Lease Details

Term / Rent Review: Negotiable subject to periodic upwards only rent reviews.

Rental: Depending on specification. NB the Landlord will consider part or total refurbishment/fitout.

Repairs/Insurance: Effective full repairing and insuring lease by way of a contribution towards landlord's expenses in repairs / maintenance of exterior and common areas.

Service Charge: Applicable.

NOTE: Fit out can be provided within 5-6 months from agreement of terms

Price

On application.

Title

Assumed freehold / long leasehold.

Energy Performance Certificate

To be confirmed.

Rates

To be assessed.

VAT

All prices, outgoings etc are exclusive of, but may be liable to VAT.



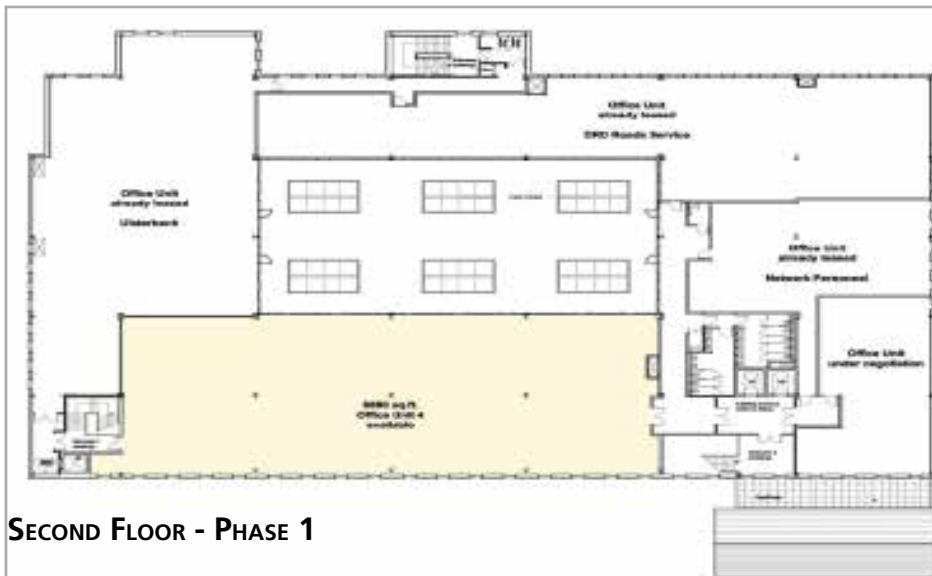
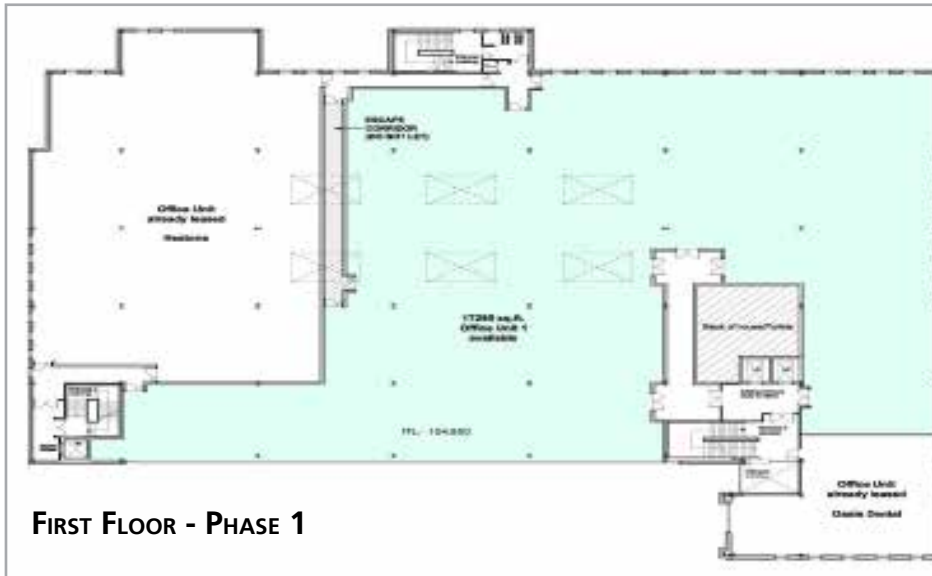
Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Greg Henry
028 9026 9265
ghenry@lsh.ie

Douglas Wheeler
028 9026 9202
dwheeler@lsh.ie



Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2019

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.