



TO LET

# DERGMONEY HOUSE

## 41a Dublin Road, Omagh



## Modern Office Accommodation

### Property Highlights

- Arranged over ground and first floor, extending from approx. 1,948 sq ft (181 sq m) to 3,948 sq ft (367 sq m).
- Dedicated on-site car parking (15 Spaces).
- DDA compliant with lift access to the 1<sup>st</sup> floor.
- Occupying a prominent position in close proximity to the town centre.

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## 41a Dublin Road, Omagh

### Location

Omagh, situated approximately 70 miles west of Belfast and 34 miles south of Derry/Londonderry, is a thriving provincial town and is the main centre of Administration, Retail, Education and Employment for the surrounding hinterland. The subject property is located in close proximity to the town centre with ease of access to the A5 Great Northern Road. Occupiers in the immediate locality include AF Colhoun & Co. Solicitors, McAleer Jackson Chartered Accountants, Logan & Corry Solicitors, WELB, and Creative Media.

### Description

Dergmoney House is a modern purpose built office premises extending over four floors of rendered blockwork construction, with slate tiled roof and uPVC double glazed windows. Internally each floor is arranged to provide a mix of open plan and cellular accommodation and is finished to a high standard to include plastered and painted walls, carpet floors, suspended ceilings with recessed fluorescent strip lighting, perimeter trunking and is heated by an oil fired system feeding perimeter radiators.

It further benefits from lift access to the first floor and DDA compliant WCs at each level. There is also a large on-site car park with 15 dedicated spaces.

### Accommodation

The subject property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Ground floor	1,948	181
First floor	2,000	186
<b>Total</b>	<b>3,948</b>	<b>367</b>

\* Available to let on a floor by floor basis

### Lease Details

<b>Term</b>	By negotiation
<b>Rent</b>	On application
<b>Repairs &amp; Insurance</b>	Tenant responsible for internal repairs, external repairs by way of service
<b>Service Charge</b>	Levied to cover external repairs, maintenance and management of the common parts of the building and estate.
<b>Insurance</b>	Tenant to reimburse the landlord in respect of the fair proportion of the building insurance premium

### NAV

We are advised by Land & Property Services that the NAV of the property is £33,600 resulting in rates payable of approximately £18,760 based on the current rate in the £ of 0.558331 (2019/2020).

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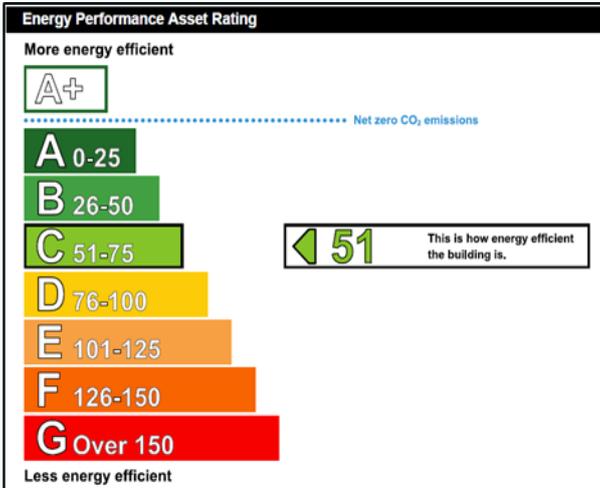
**VAT**

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

**EPC**



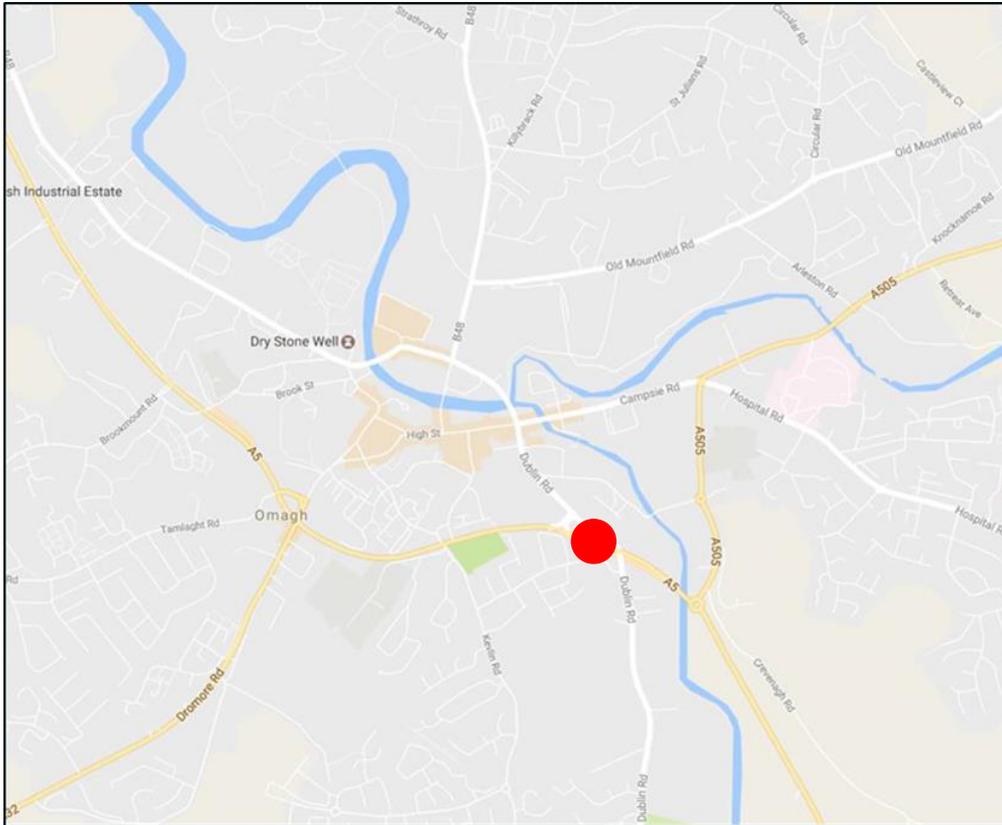
Ground floor



First floor

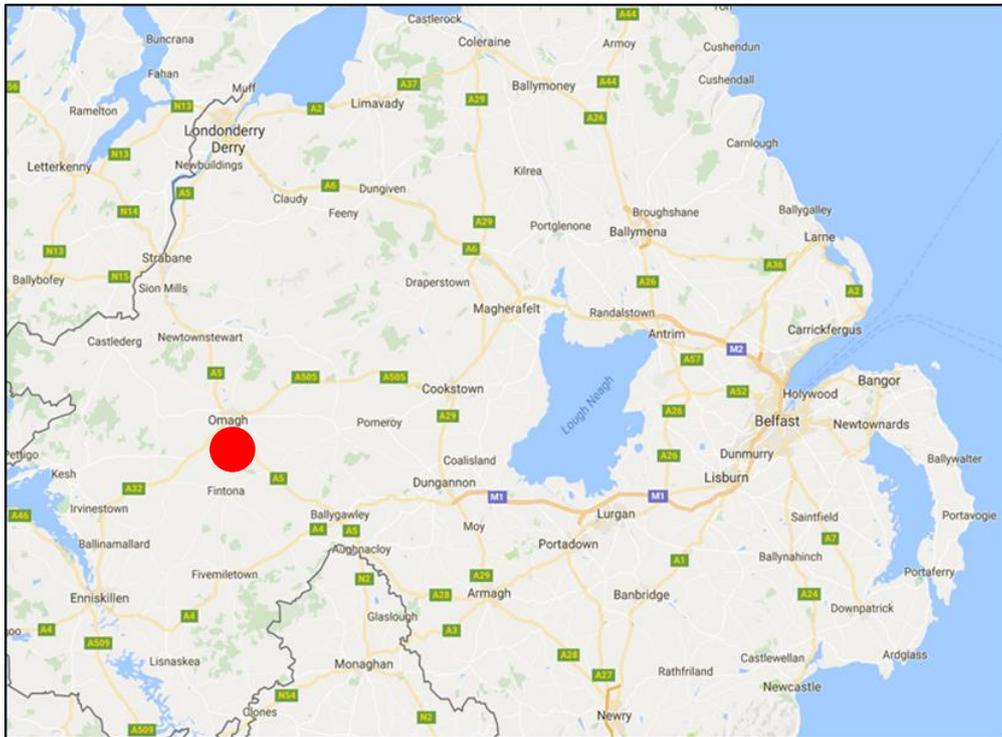
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