



24A Dromore Road | Omagh | BT78 1QZ

Commercial unit (c.2330 sqft) set on spacious site (c.0.25 ac)



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Location

The subject unit occupies a prominent position off the Dromore Road (A32) to the rear of a Home Bargains retail store.

The immediate vicinity comprises of mixed use units including retail, trade counters and distribution outlets. Neighbouring occupants include National Windscreens, Keys McMahon and Asda.

This self-contained unit offers spacious accommodation with secure private car parking and is ideal for a variety of uses including trade counters, car sales/repairs, gym, warehousing, distribution outlet etc. (subject to planning and landlord approval)

Description

This modern unit has recently undergone extensive renovation both internal and externally and been completed to a high specification fit out.

Previously occupied by Enterprise Car Hire the unit enjoys office accommodation, staff facilities, storage and car preparation area, all of which would be easily adaptable to suit new tenant requirements. The unit is located on a spacious tarmac site with ample car parking and secure perimeter fencing.

Provision for signage of the main Dromore Road is also provided (subject to approval).

Features:

- Highly sought after location.
- High specification fit out.
- Modern unit with attractive façade.
- Local management.
- Self-contained unit
- Strong existing occupier base in the immediate area.
- Private carparking / yard area
- Suitable for a variety of use – (subject to planning and landlord approval)

Accommodation - Total circa 216 sq m / 2330 sq ft.

Reception Area: 8.55m x 7.85m

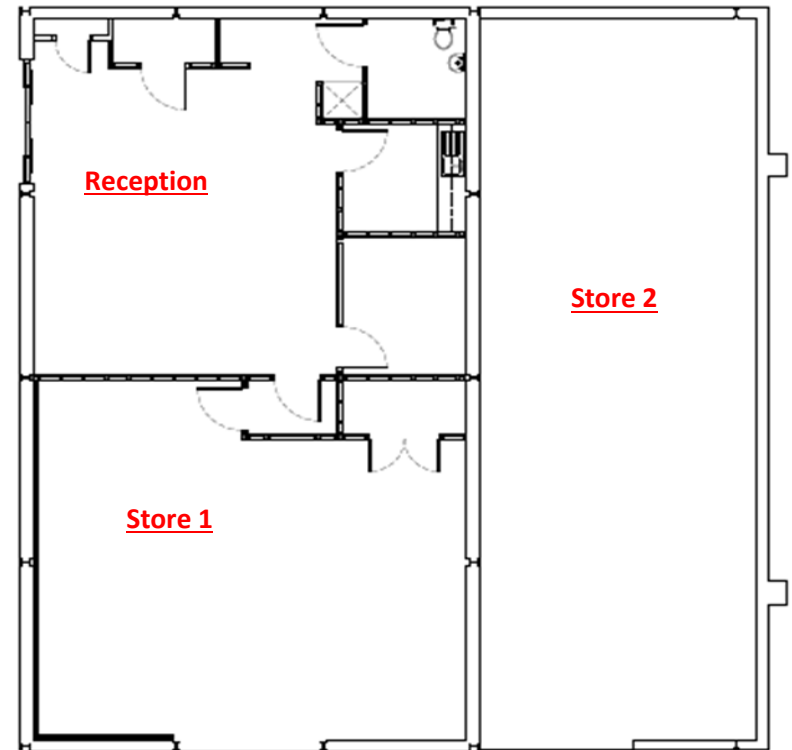
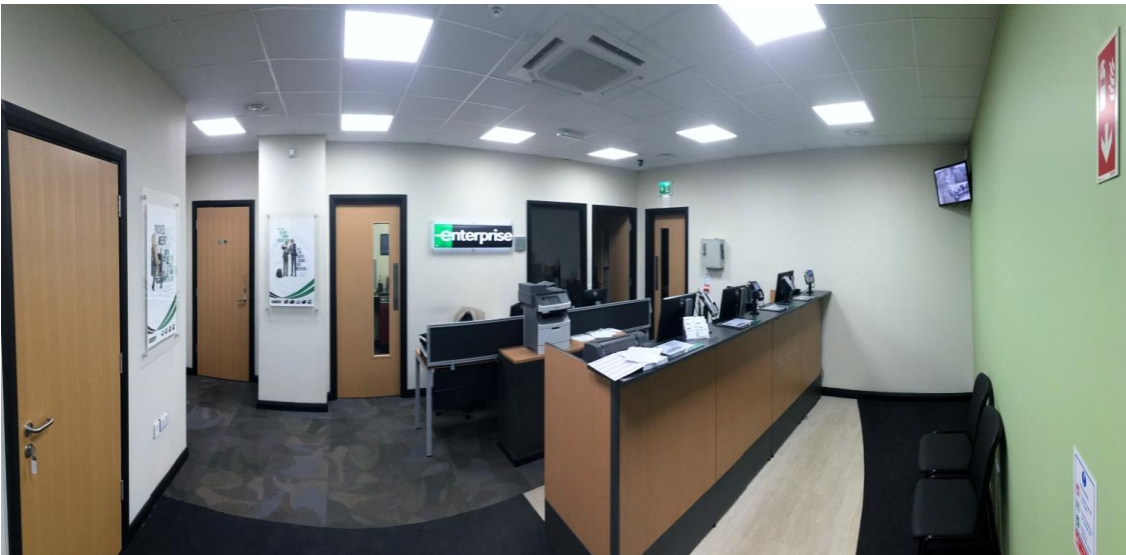
Currently subdivided into –
Reception / open plan office
Manager's office
Canteen
WC
Server Room
Store

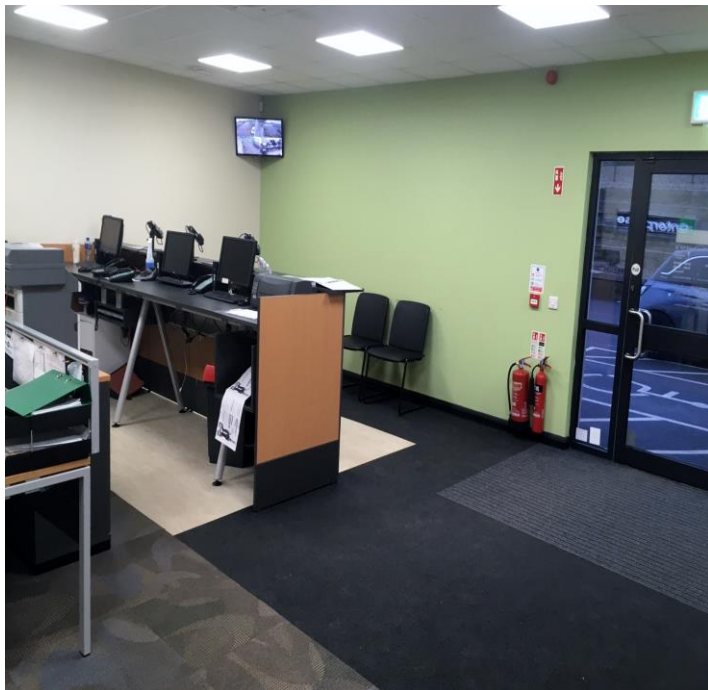
Store 1: 7.65m x 8.70m

Internal doorway to reception
Door to outside

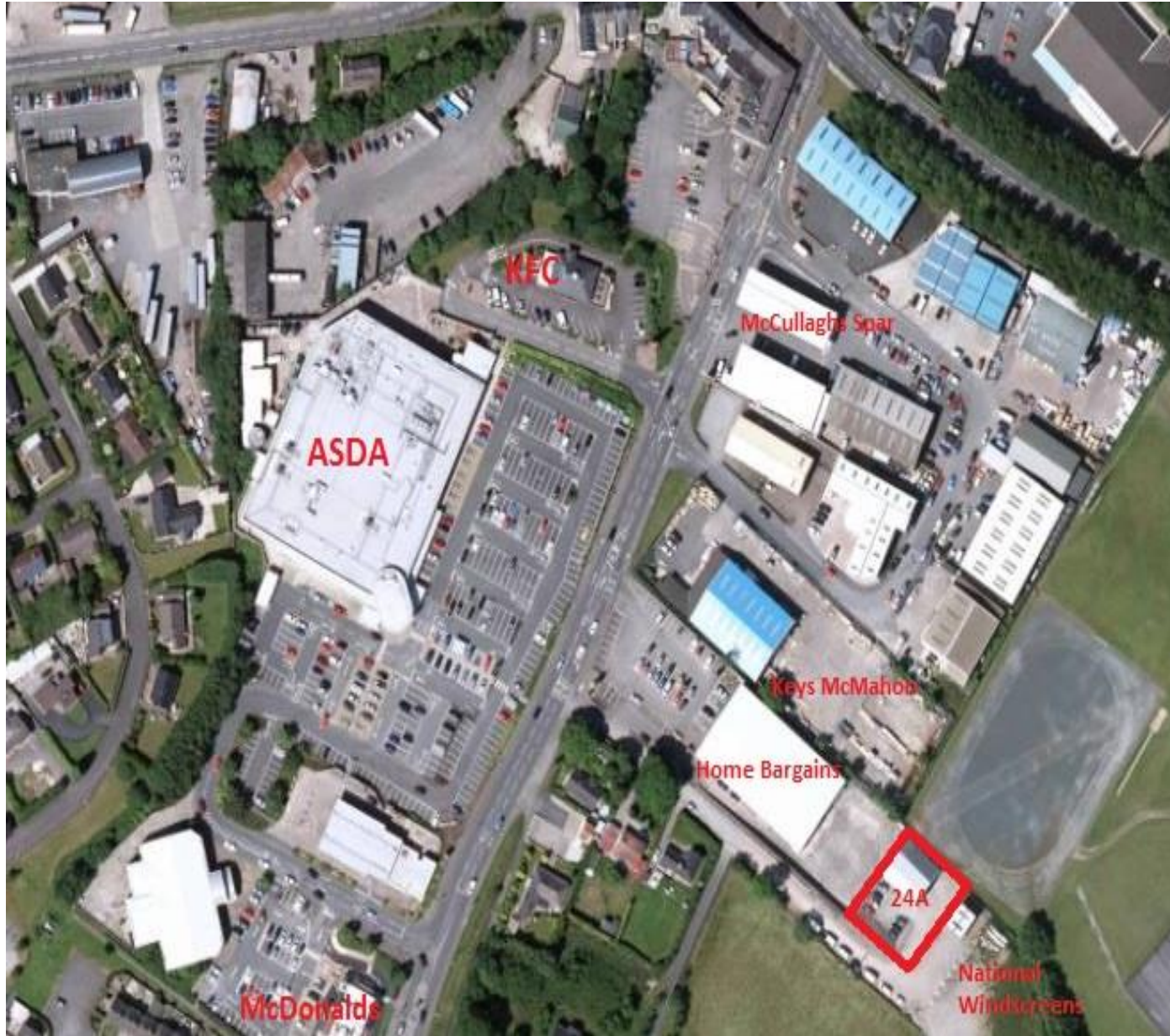
Store 2: 15.68m x 5.26m

Carwash bay
Door to outside





Location Map



*Images for Illustration Only

Rates

Rates guide: £3339.43 per annum (according to LPS website)

Energy Performance Certificate

Pending.

Further Information

Please contact:



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- *All Images for illustration purposes only.*
- *Details contained within this brochure should only be used as a general guide. All interested parties should carry out their own enquiries.*