



OFFICE ENTRANCE

COLLEGE HOUSE, 3 KEVLIN AVENUE, OMAGH, BT78 1ER



Summary

- Fully fitted 2nd floor office accommodation comprising of c. 4,713 sq ft, with an c. 1,100 sq ft covered balcony area.
- Situated within the heart of Omagh town centre with an abundance of car parking facilities situated directly adjacent.
 - The accommodation is fully DDA compliant and fitted with air-conditioning and electrical floor boxes throughout.
- Suitable for an array of public and private professional office users including solicitors, accountants, architects, IT, etc.
- Neighbouring occupiers include Subway, Poundland, RUE Bar & Restaurant, Holland & Barrett, O2 and Boots Chemist.

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Location

The property is located in Omagh, the county town of Tyrone and is one of the largest towns in the west of Northern Ireland, with a catchment population of approx. 100,000 people.

Omagh is well positioned on the A5 corridor, the main arterial road network servicing the north west area of the province. Omagh is located approximately 35 miles from Derry/Londonderry and 70 miles from Belfast.

The property is situated fronting onto Kevlin Avenue and Main Street, within the heart of Omagh town centre directly adjacent to Boaz House comprising a four storey office building, fully let to the government. An abundance of car parking facilities are situated within the immediate vicinity, suitable for staff and visitors.

Description

The property comprises of spacious and bright open plan office accommodation, which is ready for immediate occupation, with only minimum outlay required. The property has the benefit of a 1,100 sq ft paved balcony area, suitable for events and lunch / smoke breaks.

In addition to the open plan accommodation, there are six private offices, a comms room, kitchen and ladies, gent's & disabled toilet facilities.

Accommodation

The 2nd floor office has an approximate Net Internal Area of 4,713 sq ft (437.84 sq m).

An additional 15,000 sq ft is available on the first floor, ready for fit-out.

External Balcony Area extends to 1,100 sq ft (102.23 sq m).

Rent

Inviting offers in the region of £45,000 per annum.

Lease

Length of lease by negotiation.

Rates

NAV: £40,200

Rate in £ (2020-2021): 0.497231

Rates Payable: £19,988.69 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

Tenant to be responsible for payment of a proportion of the landlord's costs in relation to the maintenance, cleaning and lighting of the common areas, the landlords building insurance premium, external repairs to include cleaning and agent's management fees.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

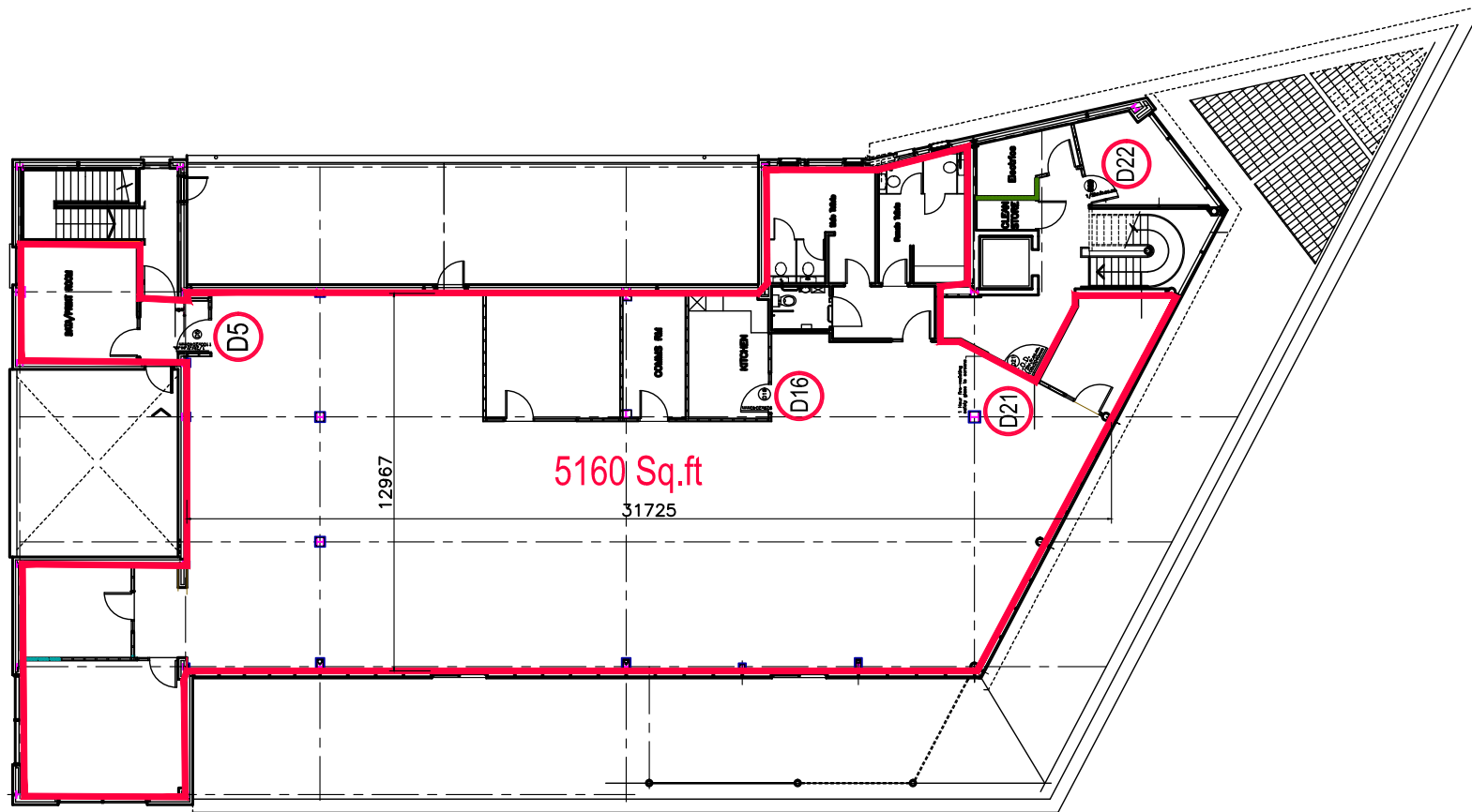
Frazer Kidd

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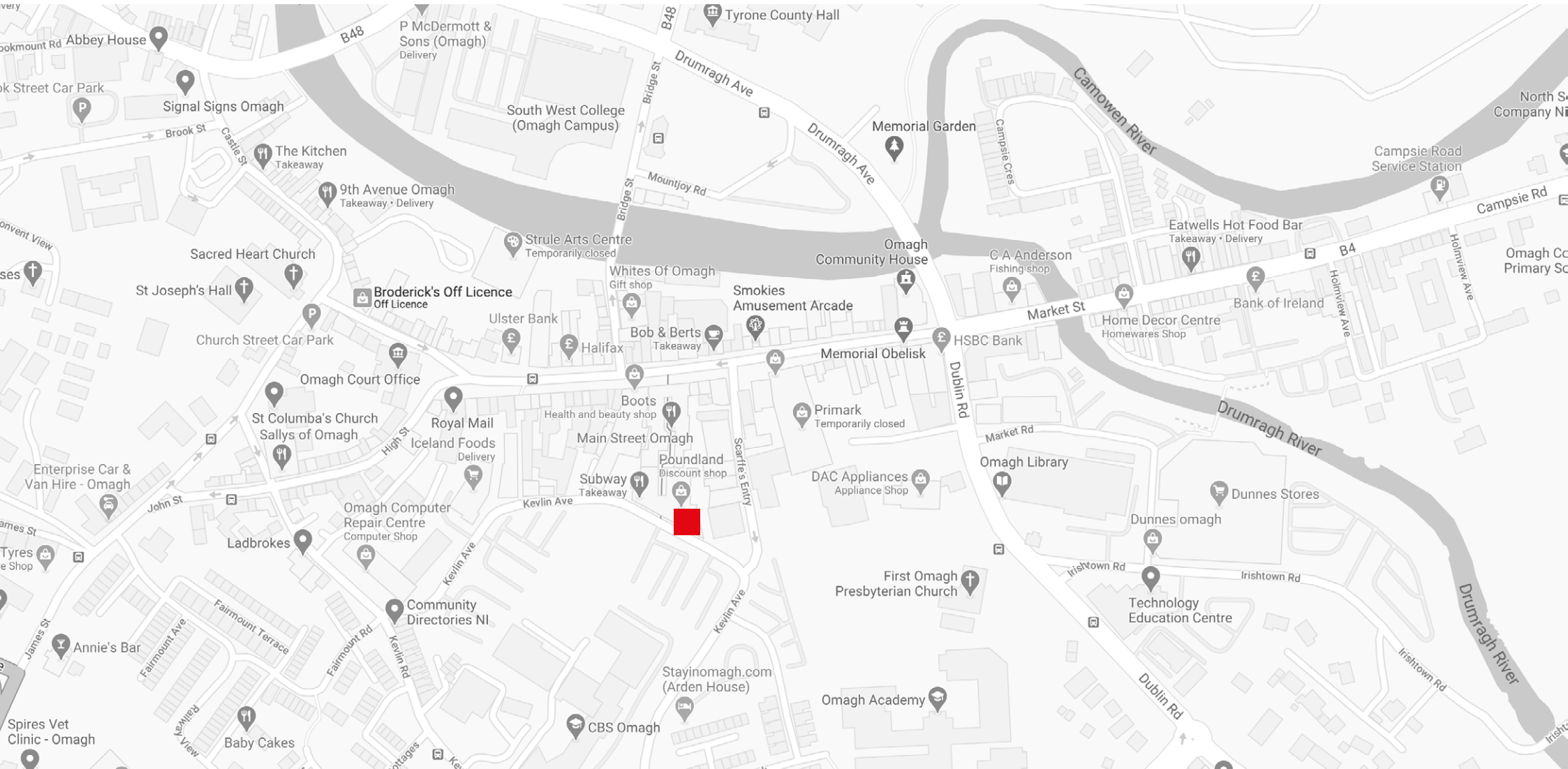


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2ND FLOOR
LAYOUT PLAN

COLLEGE HOUSE, 3 KEVLIN AVENUE, OMAGH, BT78 1ER





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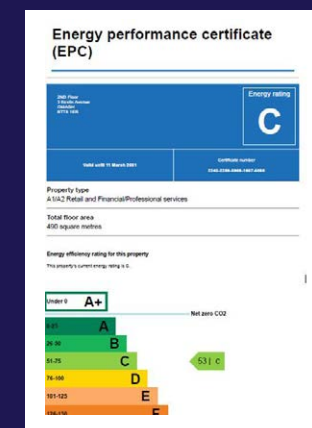
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EPC



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