



Instinctive  
Excellence  
in Property.

# To Let

Town Centre Office  
c. 3,136 sq ft (291.3 sq m)

12-14 Dublin Road  
Omagh  
BT78 1ES

OFFICE



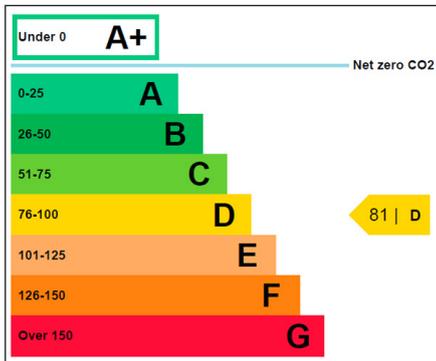
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**OFFICE**

### EPC



### Location

The property is located in the centre of Omagh, the county town of Tyrone and is one of the largest towns in the west of Northern Ireland.

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 subject property is located on the Dublin Road, adjacent to the junction with Market Street in Omagh town centre. Local commercial occupiers include Peter McAleer Insurance, Omagh Library and Primark.

### Description

The subject comprises 8 no. substantial offices, reception area, ample storage space, staff kitchen/room and W/C facilities on both floors.

The property is fitted to include:

- Plastered/painted walls
- Carpeted flooring
- Suspended ceiling
- Fluorescent lighting
- Perimeter trunking
- Oil fired central heating
- Enclosed private parking

There is substantial pay & display parking located adjacent to the property.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Offices	1,574	146.3
First Floor Offices	1,356	125.9
Kitchen	206	19.1
<b>Total</b>	<b>3,136</b>	<b>291.3</b>

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £39,600  
**Rate in the £ for 2022/2023:** £0.50624



## Lease Details

**Rent:** On application  
**Term:** By negotiation  
**Repairs:** Full repairing and insuring  
**Service Charge:** TBC

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



