



TO LET

Modern office premises extending to c. 2,210 sq m (23,796 sq ft) **3 Orchard Road Industrial Estate, Orchard Road, Strabane BT82 9FR**

LOCATION

Strabane is situated within County Tyrone in the North West of the province and on the border with the Republic of Ireland. It is located approximately 15 miles between Derry City and Omagh.

The subject is located within the Orchard Road Industrial Estate and is accessed from the A5 which is the main commuter route connecting the North West of Ireland to the South of the province.

Neighbouring occupiers in the estate include Fabplus Limited, Frylite and numerous occupiers within the enterprise park including DARD, Public Health Agency and Versatile Foods Limited.

DESCRIPTION

The subject was formerly a call centre and provides office accommodation fitted to an extremely high standard over ground and first floor levels.

The ground floor comprises reception / lobby area with an OTIS 8 person passenger lift and an open plan office area to include raised access floors with carpet tiles, painted / plastered walls, suspended ceilings with recessed strip lighting and air conditioning. There is also a mix of private offices together with a canteen and ample WC facilities.

The first floor provides conference facilities, training / meeting rooms and an open plan office.

The accommodation is heated by a mix of oil fired central heating and air conditioning.

The site is secured by full height security gates / fencing and there is car parking for c. 139 spaces (+ 4 disabled spaces).

ACCOMMODATION

Description	Area sq m	Area sq ft
ENTRANCE	C. 105 sq m	1,130 sq ft
CANTEEN / IKTCHEN	C. 126 sq m	1,356 sq ft
EAST WING / OFFICES (GROUND FLOOR)	C. 333 sq m	3,585 sq ft
EAST WING (FIRST FLOOR)	C. 520 sq m	5,600 sq ft
MEZZANINE	C. 139 sq m	1,500 sq ft
WEST WING (GROUND FLOOR)	C. 987 sq m	10,625 sq ft
TOTAL ACCOMMODATION	C. 2,210 sq m	23,796 sq ft

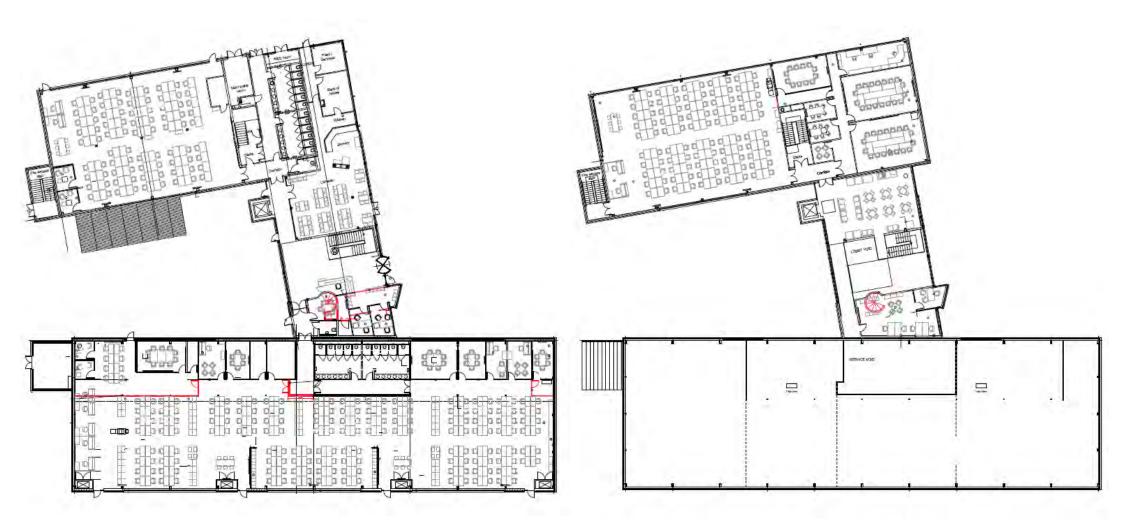






The subject sits on a site area of c. 2.6 acres (1 ha).

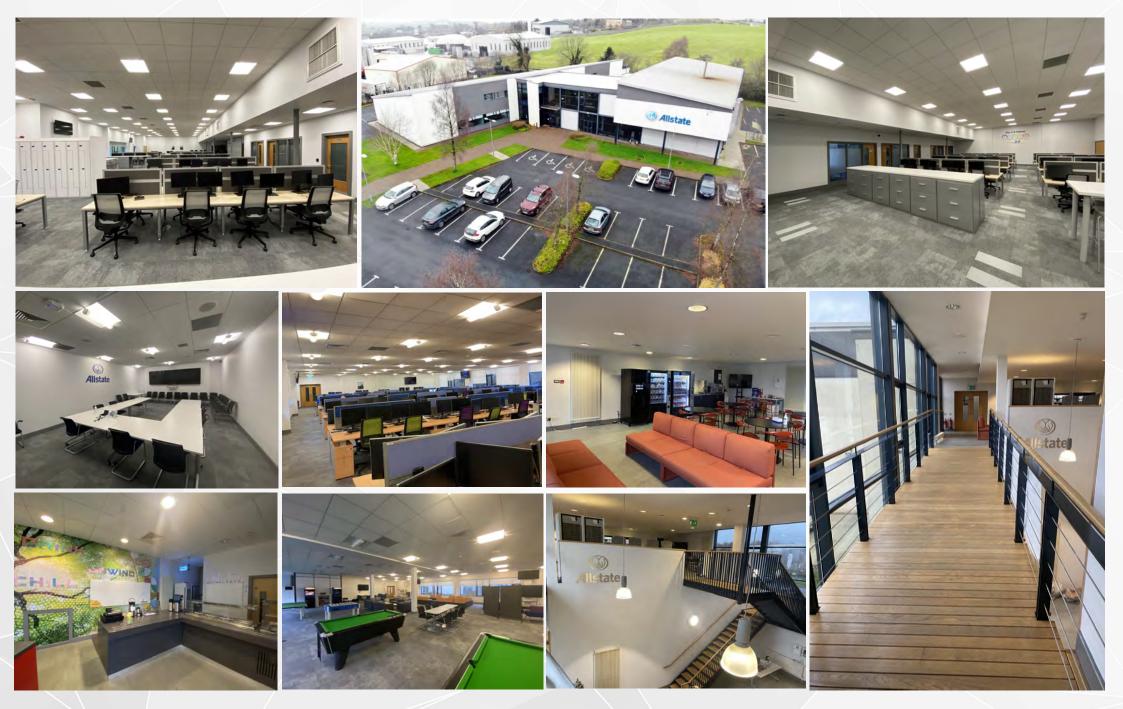




GROUND FLOOR LAYOUT PLAN

FIRST FLOOR LAYOUT PLAN

3 Orchard Road Industrial Estate, Orchard Road, Strabane BT82 9FR



3 Orchard Road Industrial Estate, Orchard Road, Strabane BT82 9FR

LEASE DETAILS

RENT:	On Application	
TERM:	Negotiable	
AVAILABILITY:	May 2023	
VAT:	All prices, outgoings etc a	

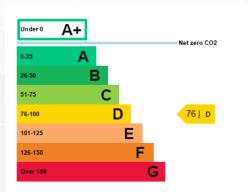
All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £137,500. The commercial rate in the pound for 2022 / 2023 is £0.599193 . Estimated rates payable is £82,389.04.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE





Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <u>http://www.legislation.gov.uk/</u> <u>uksi/2017/692/made</u>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9488

CONTACT DETAILS

MARK PATTERSON mark.patterson@okt.co.uk

MICHAEL BURKE michael.burke@okt.co.uk

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

07771 707 342

07872 055 552