

# Formation Works, LCC House, 1 Lissan Road, Cookstown, BT80 8EQ

To Let

High Specification Serviced Office Suites Available from 100 sq ft - 3,227 sq ft



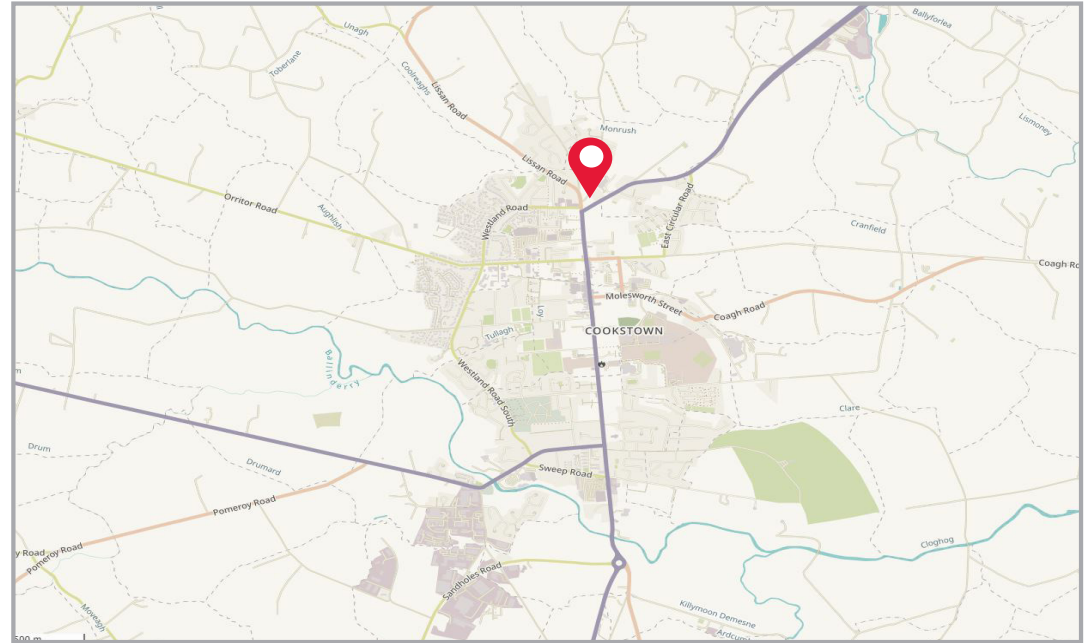
Lambert  
Smith  
Hampton

## Location

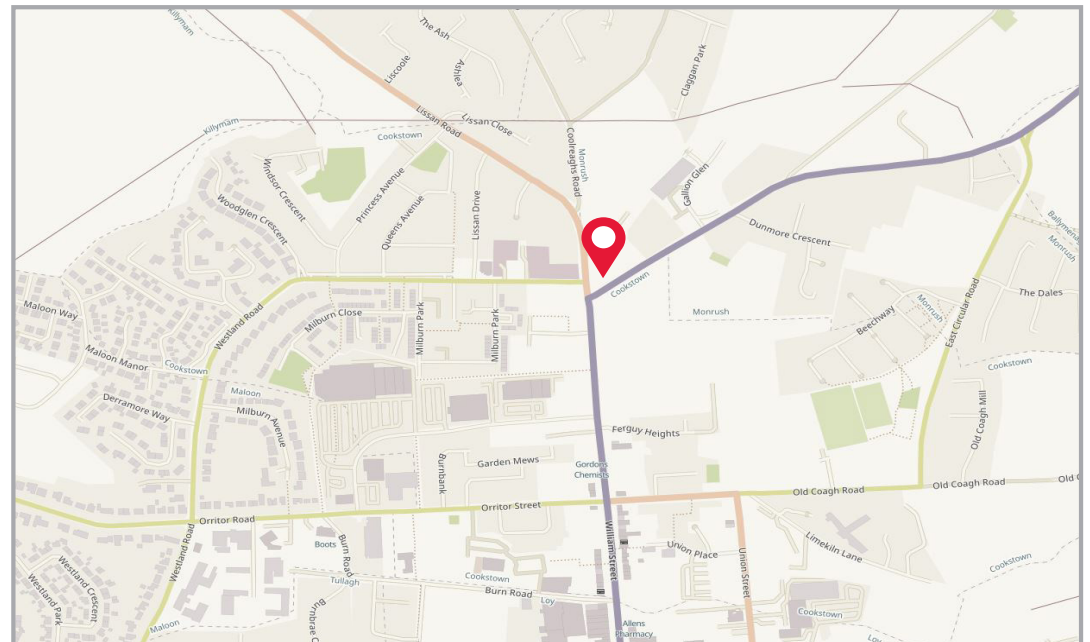
Formation Works, LCC House, Cookstown offers a strategically and highly prominent location at the junction of Moneymore Road and Oldtown Street, Cookstown – the leading provincial town in Mid Ulster. Cookstown is the fourth largest town in Northern Ireland and is home to a population of over 12,500 people. Cookstown is approximately 45 miles from Belfast City Centre and offers easy access to Londonderry, Enniskillen and Magherafelt. The area has a strong agricultural influence developing a solid industrial base as well as a growing retail and office sector attracting major retailers such as Asda, Lidl and B&M Bargains. Belfast International Airport is within a one-hour drive.

## Description

- Spacious, Accessible Suites
- Tailored Serviced Office Solutions
- Communal Meeting Room
- Collaboration Areas
- Kitchen Facility
- On-site Car Parking
- WC and Shower Facilities
- 24 Hour Access
- Carpeted Floors
- Cleaning of common areas
- No Deposit Required
- App Based Room Booking System
- Single Bill Solution
- Dining Areas
- Virtual Office Options
- Communal Wi-Fi
- LED Lighting
- Sustainable, Eco-Friendly Workspaces



For Indicative Purposes Only



For Indicative Purposes Only

## Schedule of Accommodation

Suite	Sq Ft	Sq M
Suite 1	122	11.33
Suite 2	150	13.94
Suite 3	117	10.87
Suite 4	111	10.31
Suite 5	182	16.91
Suite 6	160	14.86
Suite 7	100	9.29
Suite 8	178	16.54
Suite 9	120	11.15
Suite10	100	9.29
Suite 11	101	9.38
Ground Floor Suite 1	1,786	165.92
<b>Total</b>	<b>3,227</b>	<b>289.79</b>

## Lease Details

Rent: For information regarding lease details and service provisions please contact the Agent.



## Energy Performance Certificate

We have been advised that the property benefits from an EPC rating of C55. A copy of the Energy Performance Certificate is available upon request from the Agent.

## Value Added Tax

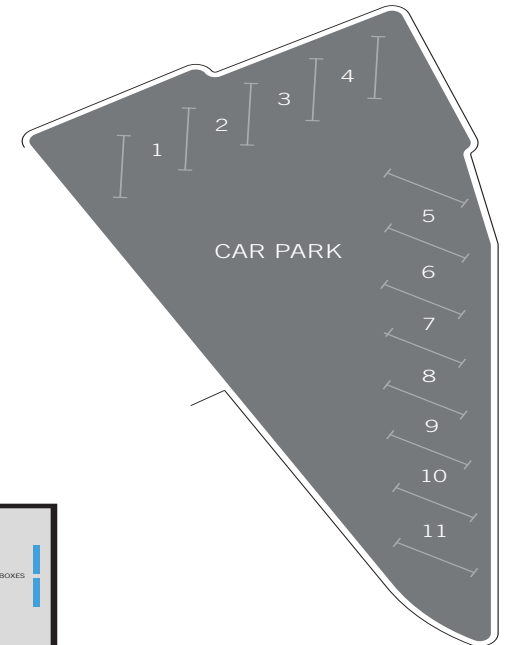
We have been advised that the property is VAT registered and therefore VAT will be charged in addition to the rent.





**FORMATION  
WORKS**

- ENTRANCE
- SUITE ENTRANCE
- MAIL DELIVERY



LCC HOUSE COOKSTOWN

FIRST FLOOR



## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Kyle Abernethy  
07429 777911  
kabernethy@lsh.ie

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