

The Linen Green, Moygashel, BT71 7HB

Unit 7 - The Dye House - To Let

High Specification Office Accommodation Totalling c. 9,162 Sq Ft (851Sq M)



Lambert
Smith
Hampton

savills

The Linen Green

Developed on the historic Moygashel Linen Mill Complex, The Linen Green has established itself as a thriving retail, office and leisure destination.

Providing in excess of 125,000 sq ft, The Linen Green comprises a unique mix of boutiques, high quality shops, furniture & homeware outlets, coffee shops and many more exciting businesses. The Linen Green's tenant line up, attractive environment, rich heritage and strategic location, means that the scheme not only serves its immediate catchment but also welcomes shoppers and visitors from across the province and beyond.

Location

Located in Mid-Ulster and nestled amidst the picturesque countryside of County Tyrone, The Linen Green is situated in the village of Moygashel. The scheme is approximately 1 mile from Dungannon town centre and 1 mile from Junction 15 of the M1 motorway and offers a strategic commercial location, providing ease of access to the north and south of the province. Mid-Ulster boasts a strong industrial and commercial hub, often seen as a gateway for Belfast and Dublin. The Linen Green benefits from a strong local catchment including Dungannon, Armagh and Moy. Dungannon is the largest of the nearby towns with a population of 63,500.

The scheme benefits from 650 car parking spaces and some of the occupiers currently trading from the scheme include Bedeck, DV8, Drumbriston Furniture, Bathroom Envy and NFU Mutual.

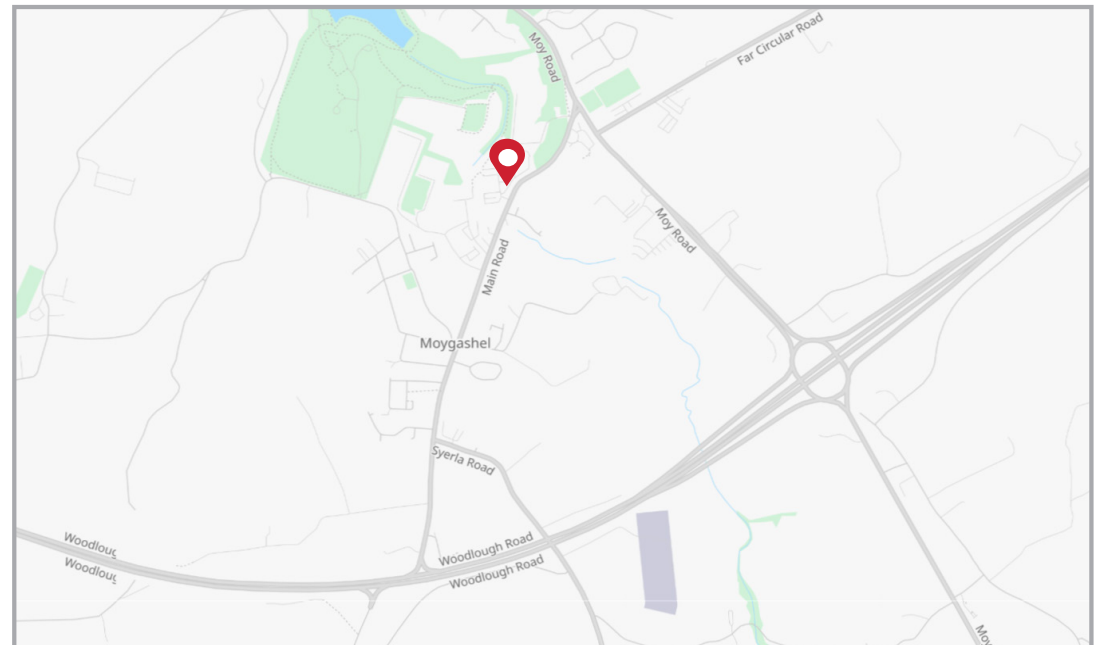
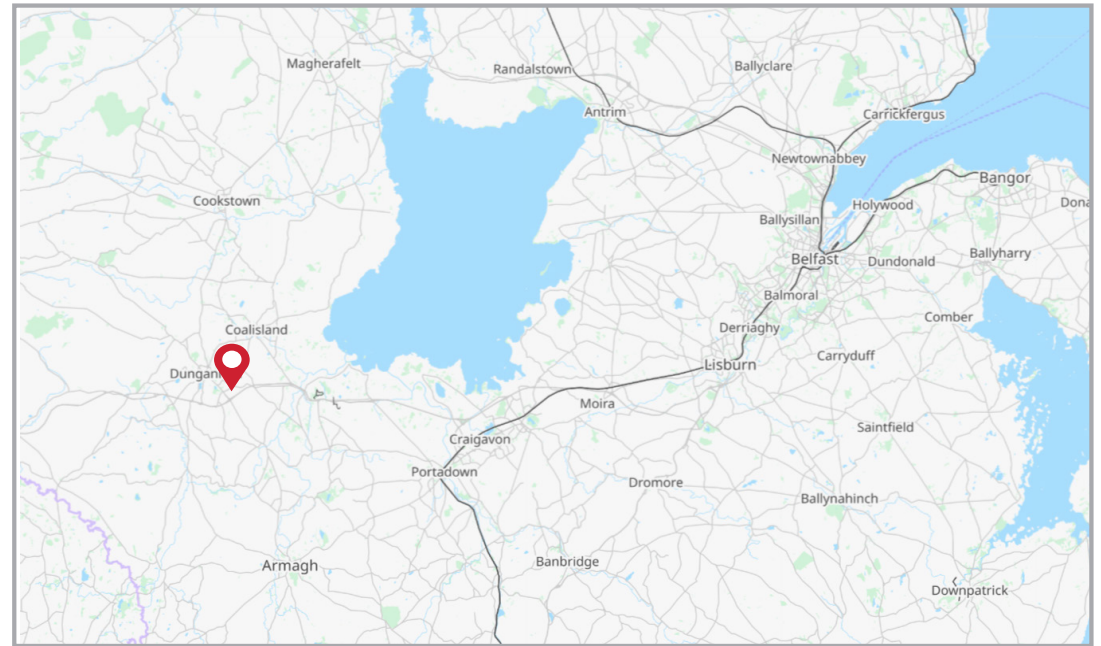
Description

The property comprises high specification office accommodation situated across ground and first floor. Located within the Dyehouse, the property boasts a vibrant and appealing location within the scheme and benefits from external parking, pedestrian door access and an abundance of natural lighting.

Internally the property is finished to include an open plan reception/lobby area, individual meeting rooms, board room, a mixture of LED and fluorescent strip lighting, air conditioning, plastered and painted walls, carpeted flooring, perimeter trunking, kitchen and WC facilities. The main office, at first floor level, benefits from 360 degree glazed returns under a pitched roof creating a light and spacious working environment.

Schedule of Accommodation

Unit 7 - The Dye House	Sq Ft	Sq M
Ground Floor	2,232	207
First Floor	6,930	644
Total Internal Area	9,162	851



For Indicative Purposes Only

Images





Lease Details

Term: 5 years.

Rent: By Negotiation.

Repairs: Full repairing and insuring.

Service Charge: Will be levied to cover maintenance, repair and general running of the scheme.

Insurance: Landlord will insure the property and recover a fair proportion of the cost from the tenant.

Business Rates

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

Net Annual Value:- £56,400

Rate in £ 24/25:- £0.559

Rates Payable:- est. £31,528 per annum

Energy Performance Certificate

The property has an energy performance certificate rating of D 88. Full certificate available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT and therefore, VAT will be chargeable in addition to the costs.

Further Information

For further information, please contact:-



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