

TO LET

**UNIT 10 COHANNON COMPLEX
208 BALLYNAKILLY ROAD
DUNGANNON
CO. TYRONE
BT71 6HJ**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

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OFFICE SUITE – LOGISTICALLY CENTRAL LOCATION – 3 OFFICES / RECEPTION / STAFF FACILITIES

A CENTRALLY LOCATED OFFICE SUITE COMPRISING NO. 3 OFFICES WITH A RECEPTION AREA & STAFF FACILITIES THAT IS SURE TO APPEAL TO MANY SECTORS.

IDEALLY SITUATED WITHIN THIS BUSTLING BUSINESS COMPLEX & BENEFITTING FROM AMPLE PARKING & A HIGH VOLUME OF PASSING TRADE WITH EXISTING OCCUPIERS INCLUDING SUBWAY & SPAR, JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.



GUIDE RENT: £600 PER MONTH (APPLICABLE TO VAT).

N.A.V: £2800

RATES: APPROX. £1500 P.A.

www.tomhenryandco.com

PROPERTY FEATURES...

- LOCATED WITHIN A BUSY COMPLEX.
- JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.
- EXISTING OCCUPANTS INCLUDE SPAR / SUBWAY / A HOTEL / ETC.
- AMPLE PARKING.
- APPROX. DISTANCE TO:
DUNGANNON - 6.8 MILES
COALISLAND – 3.5 MILES
PORTADOWN – 12 MILES
- APPROX. 76 SQ M INCLUDING STAFF FACILITIES.
- BRIGHT GLASS FRONTED RECEPTION AREA.
- NO. 3 OFFICES.
- STAFF TOILET / KITCHEN AREA.
- WOULD BE IDEAL AS PROFESSIONAL OFFICES / CONSULTATION ROOMS / ETC.

ACCOMMODATION IN BRIEF...

RECEPTION AREA: 6M X 5M AT WIDEST
DOUBLE DOORS. MAT RECESS. PRE-FINISHED FLOOR. SUSPENDED CEILING.



OFFICE 1: 3.5M X 4.2M
PRE-FINISHED FLOOR. SUSPENDED CEILING. GLAZED TO RECEPTION AREA.

OFFICE 2: 4.6M X 2.8M
PRE-FINISHED FLOOR.



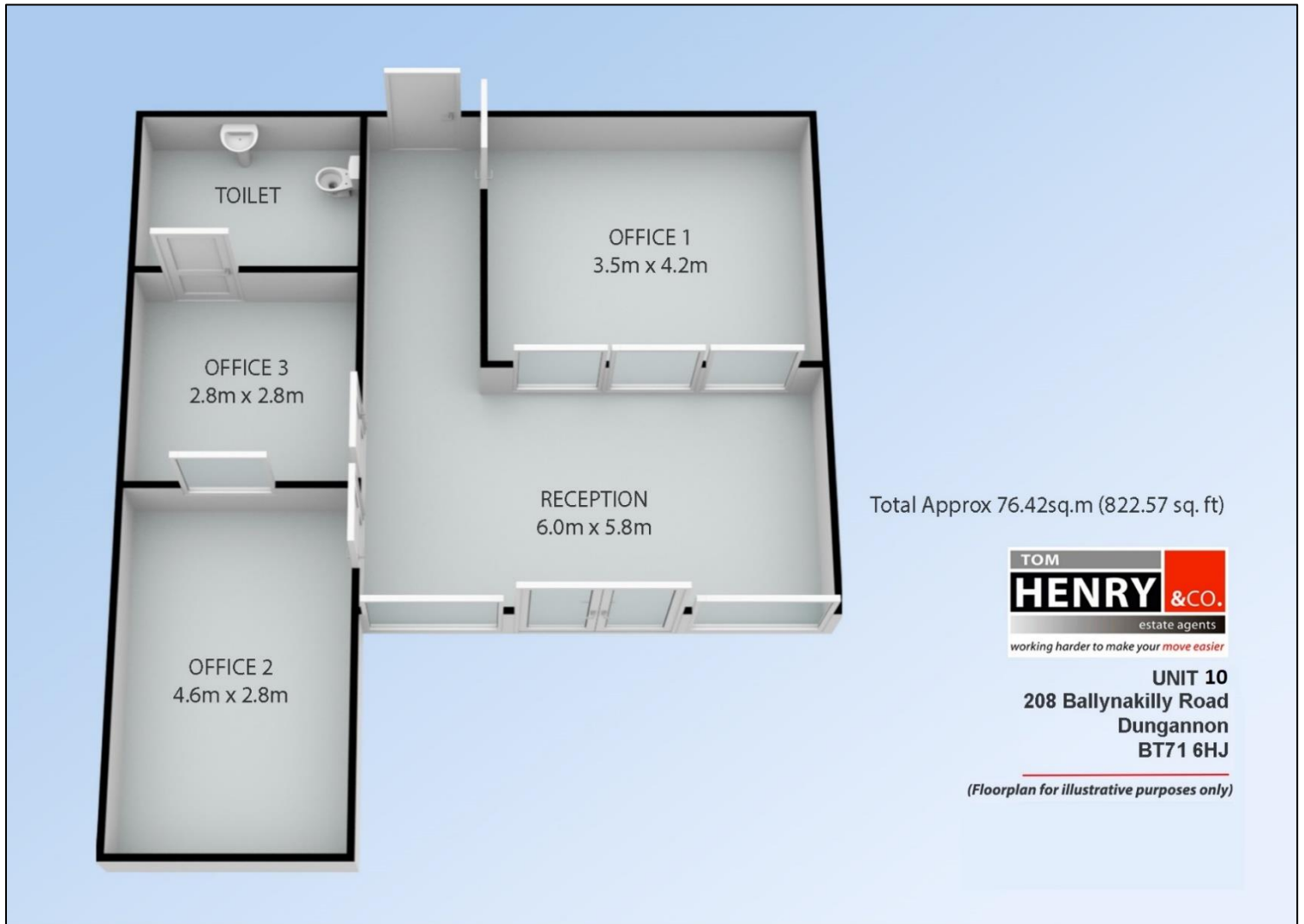
OFFICE 3: 2.8 X 2.8
PRE-FINISHED FLOOR. SUSPENDED CEILING. FITTED UNIT WITH MIXER TAP FITTING.



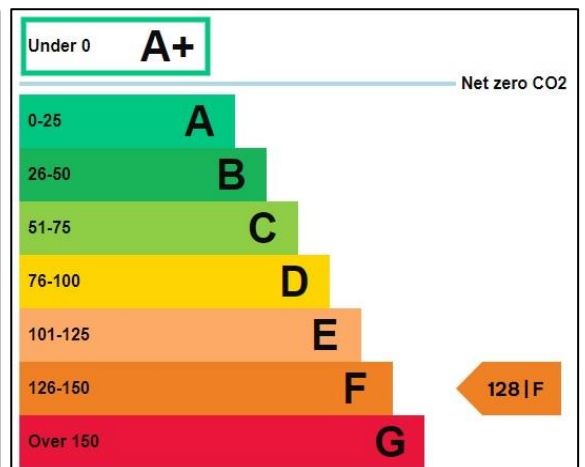
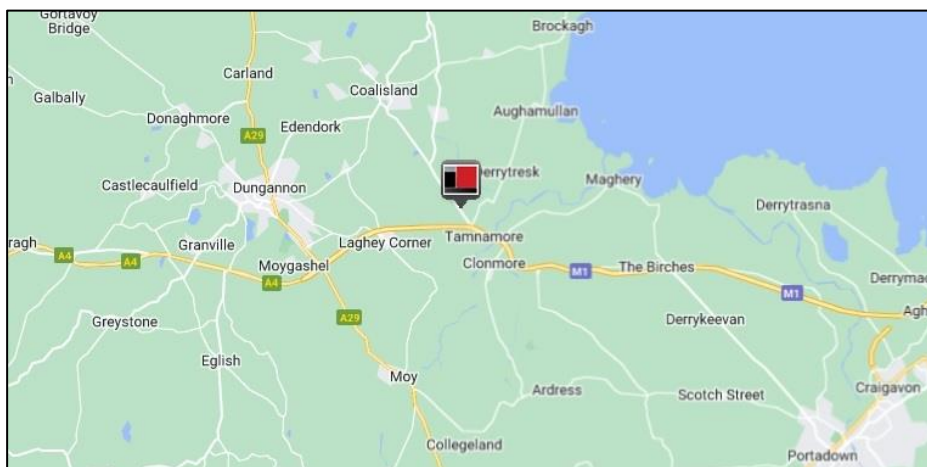
TOILET:
TOILET & WASH HAND BASIN. PRE-FINISHED FLOOR.



FLOORPLANS FOR I.D. PURPOSES ONLY:



LOCATION MAP & EPC:



N.B.

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.