



# 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**

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# 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.

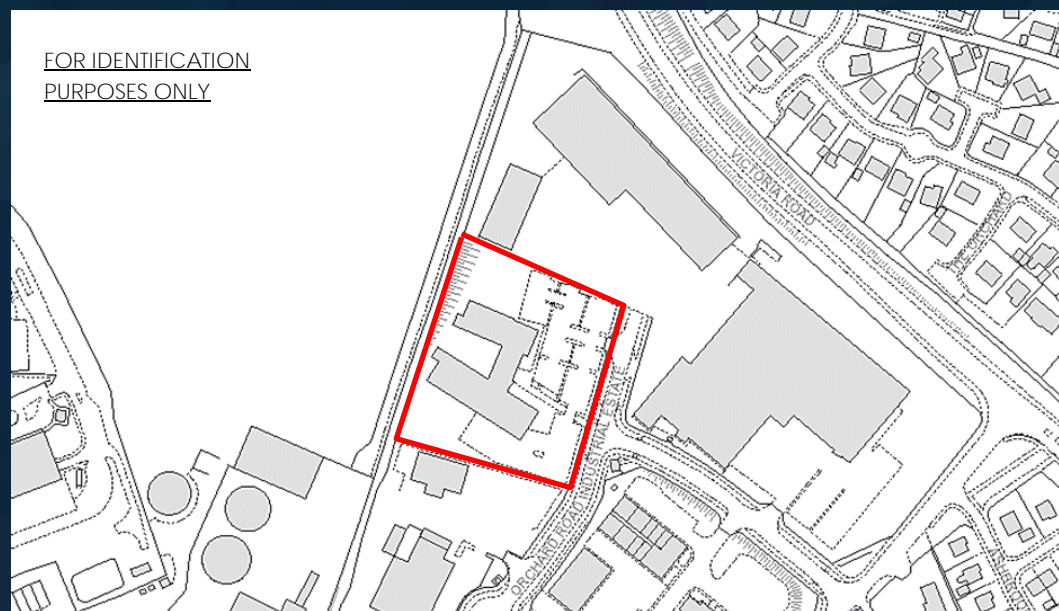
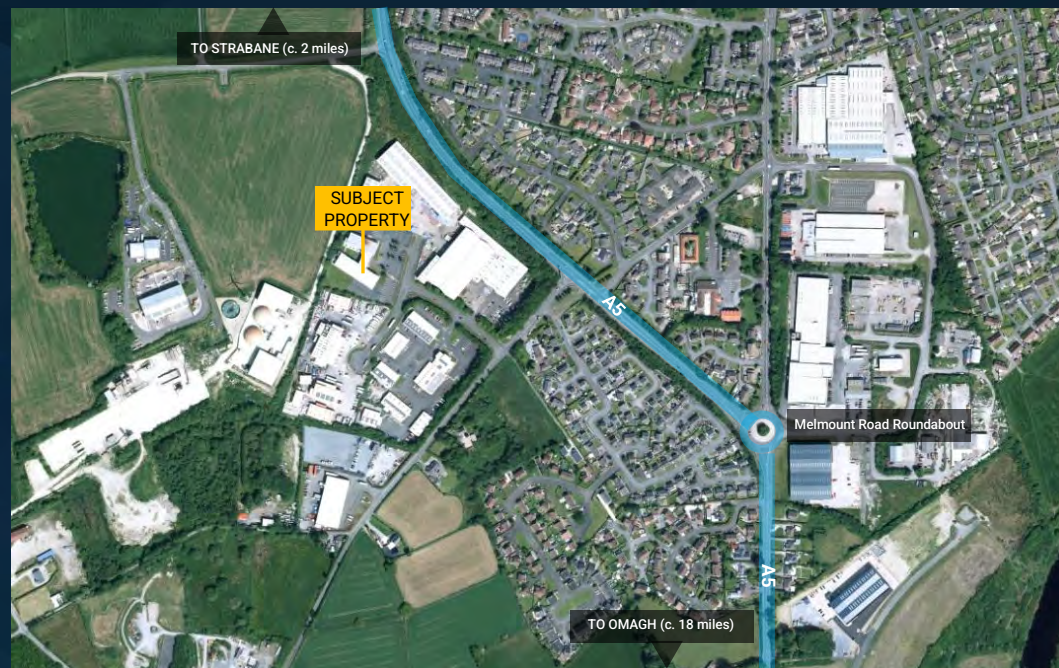
**The first floor** provides conference facilities, training / meeting rooms and an open plan office.

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
<b>TOTAL ACCOMMODATION</b>	<b>C. 2,210 sq m</b>	<b>23,796 sq ft</b>



# SITE AREA

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



FABPLUS

THE POSTAL STORE

FORBES

DC PUMPS

A&C COMPONENTS LTD

HURTLOCKER FITNESS

PARKVIEW VETERINARY CLINIC

FRYLITE

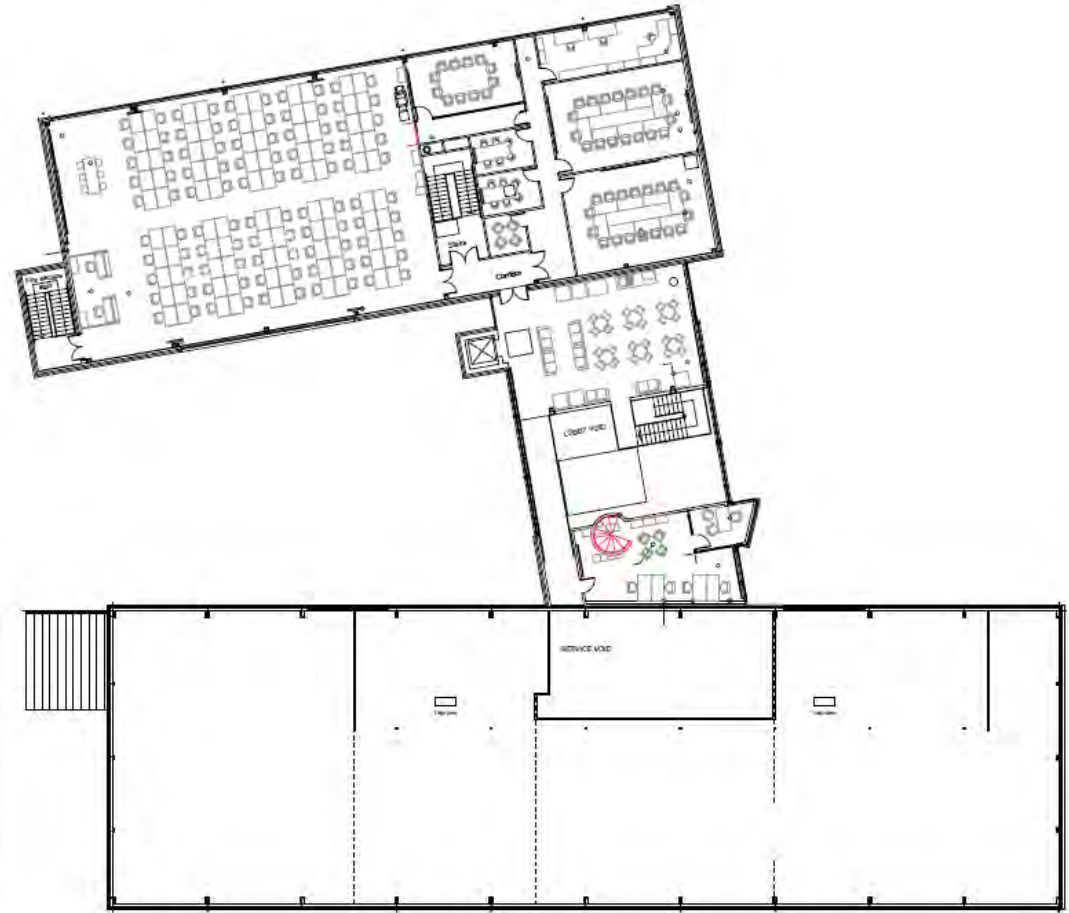
SUBJECT PROPERTY

# NEIGHBOURING OCCUPIERS

3 Orchard Road Industrial Estate  
Orchard Road, Strabane

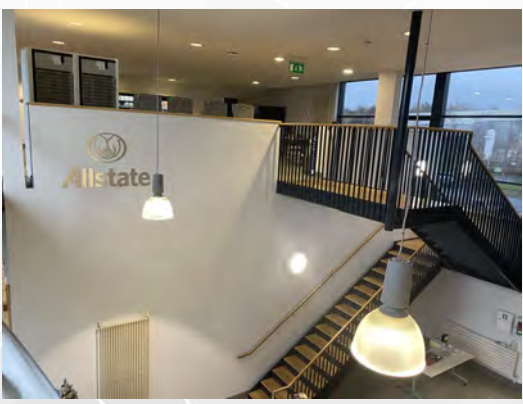
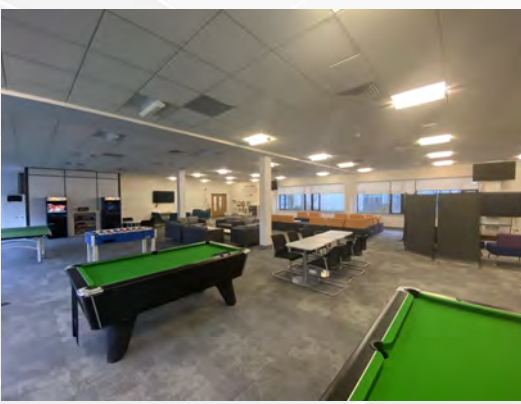
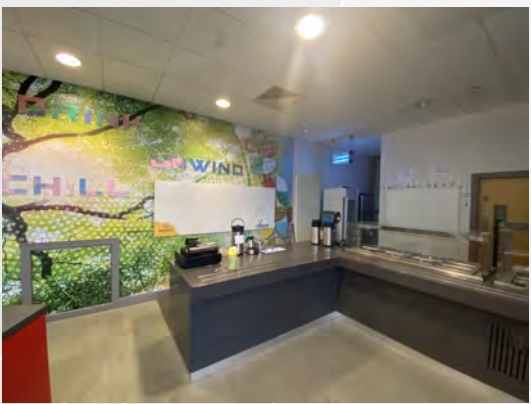


GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

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# LEASE DETAILS

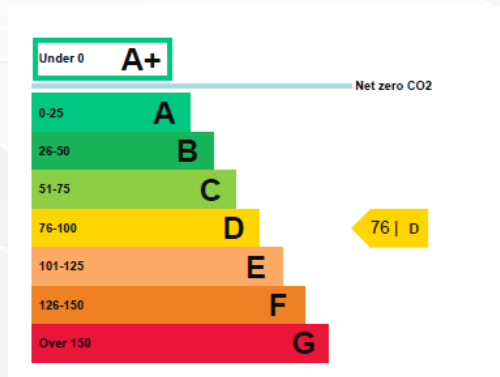
RENT: On Application  
TERM: Negotiable  
AVAILABILITY: May 2023  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

We are advised that the current NAV for the subject is £137,500. 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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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

07771 707 342

MICHAEL BURKE  
michael.burke@okt.co.uk

07872 055 552

OKT.CO.UK

