

**Fit Out Incentives Available**  
Suitable for Gym Uses (Subject to Planning)



# FOR SALE / TO LET

Prime Landmark Office Accommodation in Suites from c. 5,595 sq ft to c. 25,073 sq ft  
(Capable of Subdivision)

**Molesworth Place, Cookstown, BT80 8NX**

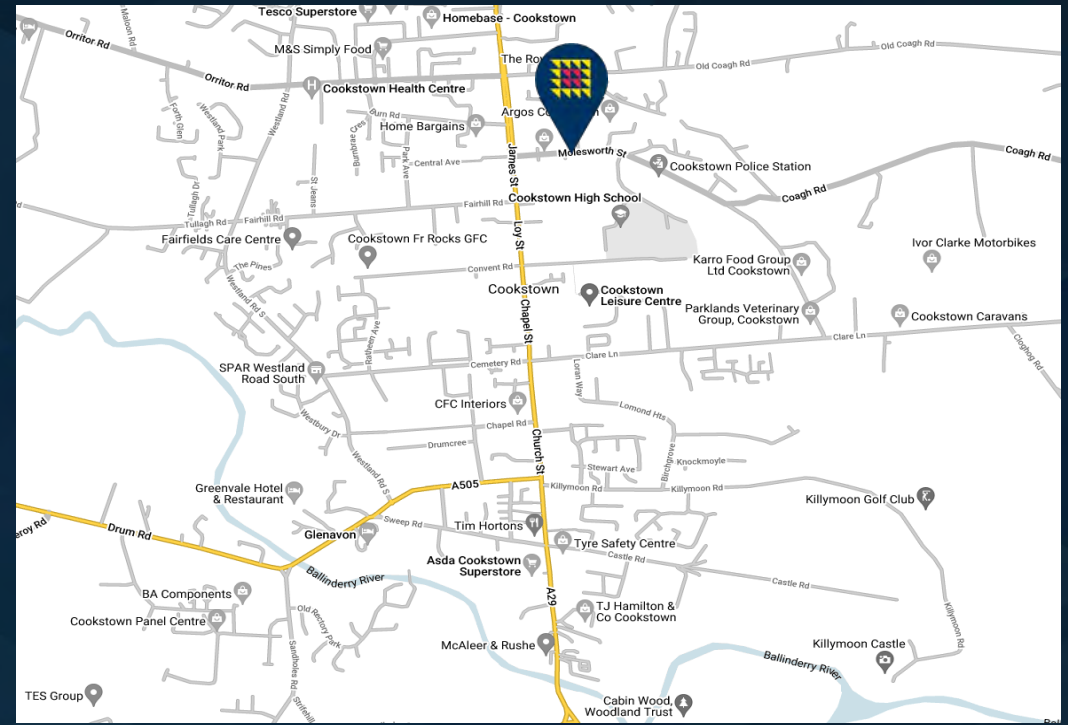


# LOCATION / DESCRIPTION

Cookstown is a thriving Mid Ulster town c. 45 miles south west of Belfast and c. 10 miles north of Dungannon, with a district population at the last census of c. 40,000 persons.

The town has attracted major investment over recent years, creating a successful town centre and local business community. Subjects are within easy access of major public transport hubs and the Province's motorway network.

Occupiers within the scheme include Oasis Dental, Ulster Bank, DRD Road Service, Network Personnel, Sport Direct and Pound Stretcher.



# SPECIFICATION

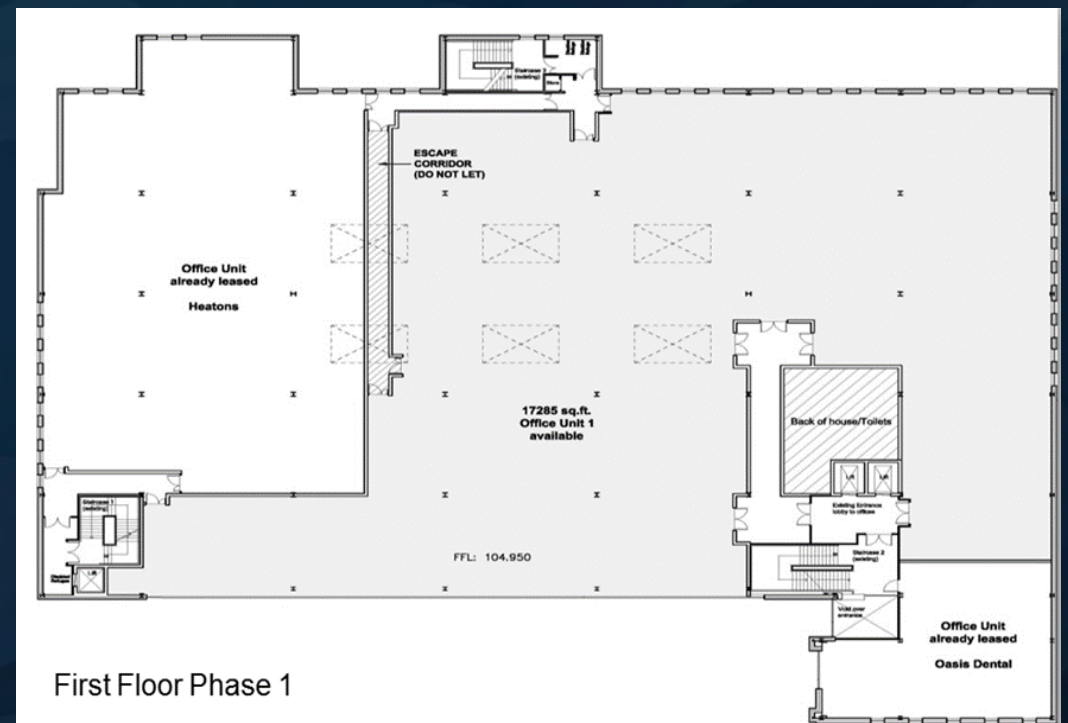
Accommodation will be finished to Grade A Specification to include:

- Raised access floors
- Air handling / conditioning
- Plastered / painted walls
- Suspended ceiling with recessed lighting
- Communal WC's finished to a high standard
- Passenger lift to all floors
- 24 hour security with comprehensive CCTV coverage
- On-site car parking

# ACCOMMODATION

Description	Area sq m	Area sq m
<b>PHASE 1</b>		
FIRST FLOOR	C. 1,697 sq m	C. 18,270 sq ft
SECOND FLOOR	C. 632 sq m	C. 6,803 sq ft
<b>PHASE 3</b>		
FIRST FLOOR	C. 519 sq m	C. 5,595 sq ft
RETAIL UNIT 1	C. 106 sq m	C. 1,140 sq ft
RETAIL UNIT 2	C. 153 sq m	C. 1,646 sq ft

Accommodation can be fitted out to accommodate other uses (subject to planning)



First Floor Phase 1

# LEASE DETAILS

TERM/RENT REVIEW: Negotiable, subject to upwards only rent reviews.  
RENTAL: Price on Application  
REPAIRS / INSURANCE: Effective full repairing and insuring lease by way of a contribution towards landlord's expenses in repairs / maintenance of exterior and common area.  
SERVICE CHARGE: Applicable

# SALES DETAILS

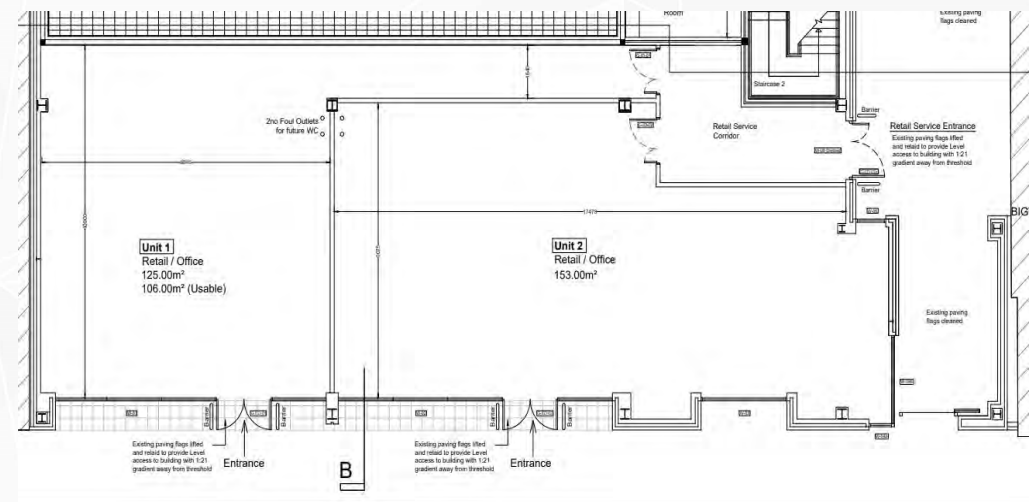
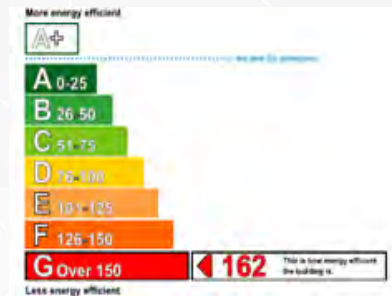
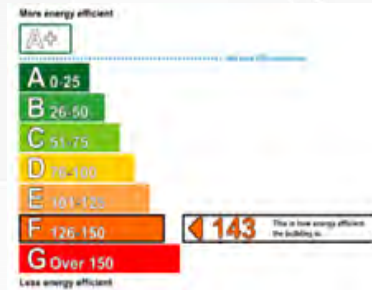
PRICE: On application  
TITLE: Assumed freehold / long leasehold  
NAV: To be assessed  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

## 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/uk/si/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.

File No. 6675

# EPC CERTIFICATES



# CONTACT DETAILS

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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, nor 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.