

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

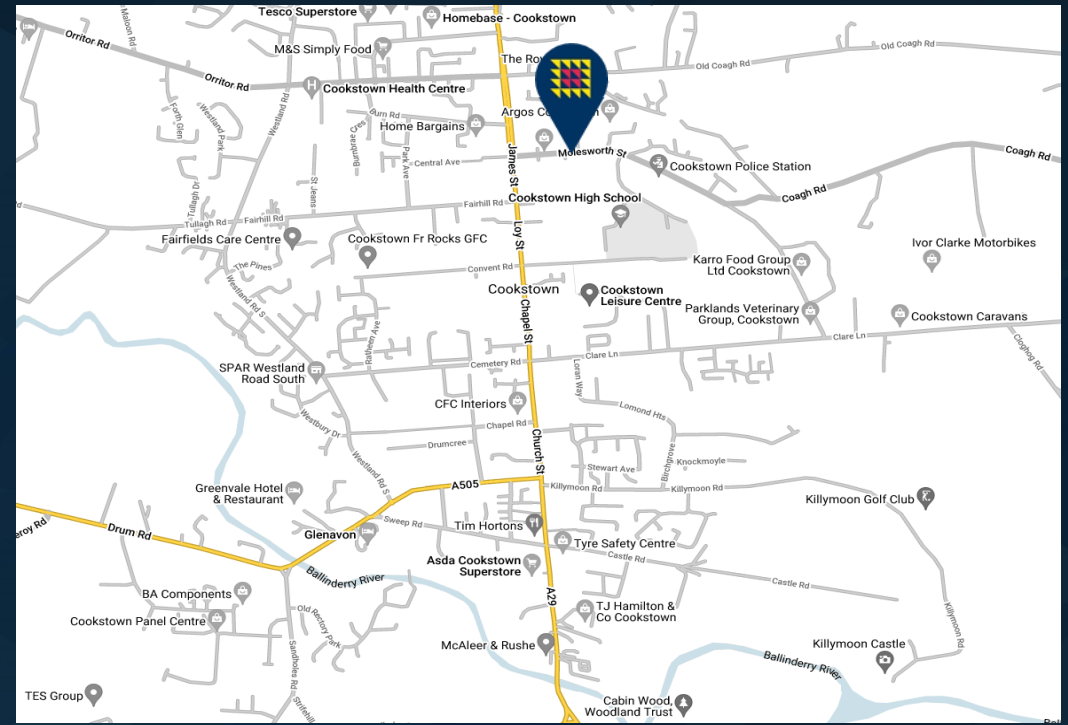


LOCATION / DESCRIPTION

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 hose security with comprehensive CCTV coverage
- On-site car parking

ACCOMMODATION

Description	Area sq m	Area sq m
PHASE 1		
FIRST FLOOR	C. 1,697 sq m	C. 18,270 sq ft
SECOND FLOOR	C. 632 sq m	C. 6,803 sq ft
PHASE 3		
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)

