

LCC House, 1 Lissan Road, Cookstown, BT80 8EQ

To Let

High specification office space available from 2,370 sq ft - 4,744 sq ft



Lambert
Smith
Hampton

Location / Description

The subject property is located at the junction of Moneymore Road and Oldtown Street, Cookstown which is the leading provincial town in Mid Ulster. Cookstown is approximately 45 miles from Belfast City Centre and offers easy access to Londonderry, Enniskillen and Belfast International Airport which are all within a one hour drive. The area which has a strong agricultural influence is developing a solid industrial base and is currently attracting major retailers to new developments within the town.

The prestigious development extends to a total area of c. 9,000 sq. ft. over three floors. The unique design of this building lends itself to a wide range of functions and layouts providing tenants with great versatility and is equipped to facilitate all service sector requirements.

Designed to the highest specification with emphasis on quality internal and external finish, which add to the luxurious ambience of the property. Features include excellent disabled facilities, lift access to each floor, full air conditioning system, male/female/disabled WCs, kitchen facilities and 8 car parking spaces. Floor plans available upon request.

Schedule of Accommodation

Floor	Sq Ft	Sq M
First Floor	2,374	220.5
Second Floor	2,370	220.2
Total	4,744	440.7

* Floor plans available upon request.

Lease Details

Rent / Term: Please contact the agent.

Repairs: Tenants are responsible for internal repairs and external repairs (by way of service charge).

Service Charge: A service charge will be levied to cover the cost of communal services (for further details, please contact the agent).

Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit. Currently estimated at £0.30 per sq ft.

Energy Performance Certificate

C55

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2016

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Rates

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

First Floor	Second Floor
Net Annual Value £16,300	Net Annual Value £17,400
Rate in the £ 16/17 - £0.6036	Rate in the £ 16/17 - £0.6036
Rates payable if applicable £9,840	Rates payable if applicable £10,504

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
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