

FOR LEASE – OFFICE SUITE

# The Linen Green

Dungannon  
BT71 7HB



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### THE LINEN GREEN

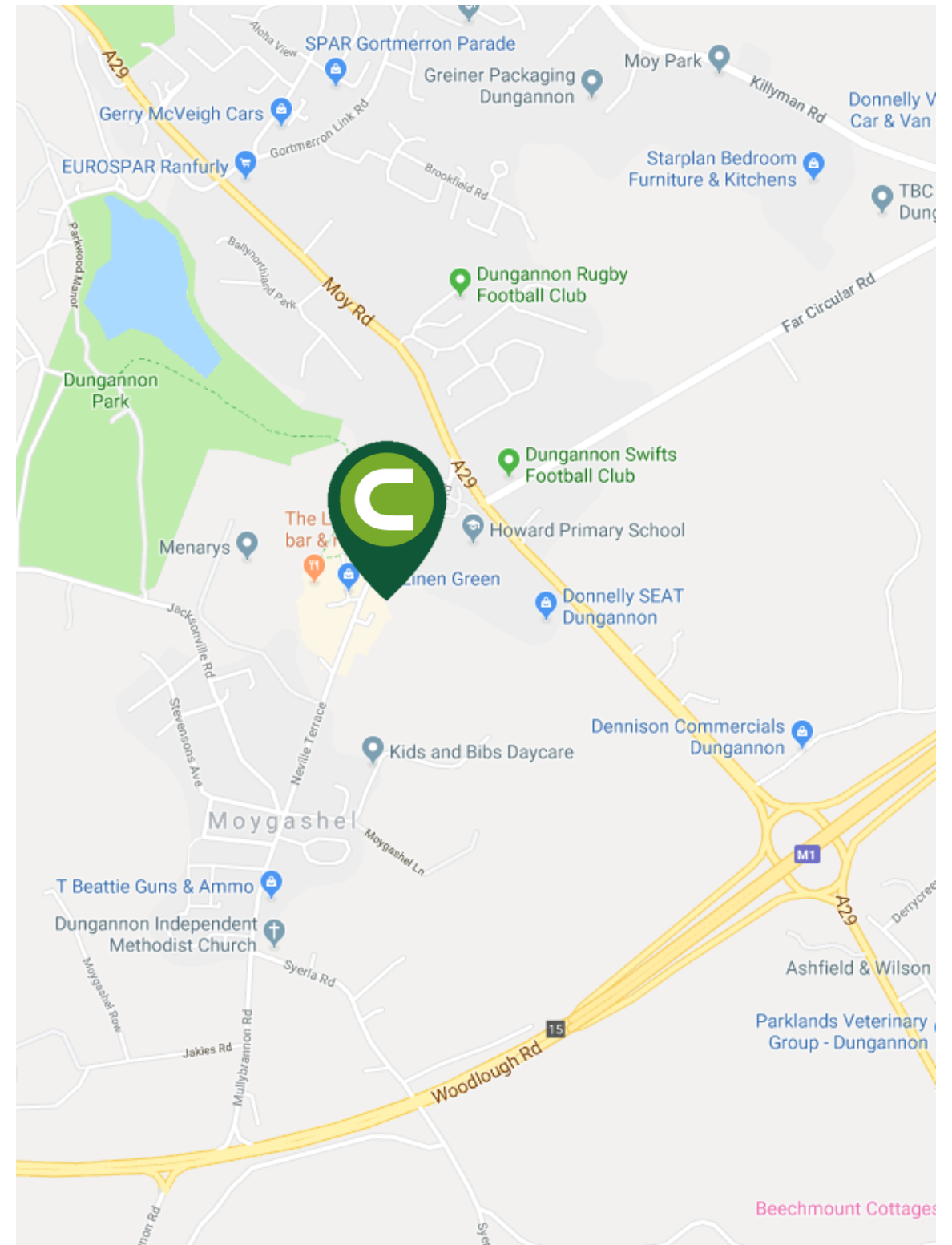
#### KEY BENEFITS

- Modern office suite over ground and first floor
- On site car parking
- Located within the popular Linen Green Shopping Village
- Close to M1 motorway
- On-site restaurants and café's

#### LOCATION

The subject property is located within the Linen Green Shopping Village in Moygashel village, approximately 1 mile south of Dungannon town centre and less than a mile from junction 15 of the M1 motorway.

Linen Green is a popular destination and is accessible from all over Northern Ireland with Belfast (40 miles), Lisburn (33 miles), Craigavon (18 miles), Enniskillen (45 miles) and Omagh (30 miles) all within a 60 minute drive time.



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### DESCRIPTION

The subject property is an own door office suite comprising 2 floors of office accommodation. The ground floor comprises of a reception area, a number of meeting rooms, small kitchen and a disabled assisted WC. The first floor includes a large open plan area, a number of meeting rooms, toilet and kitchen facilities. The office is finished to a good standard throughout to include; plastered and painted walls, air conditioning, carpeted floors, perimeter trunking and exposed ceiling.

The property benefits from a shared passenger lift and on-site car parking.

### TENURE

Rent	£12.00 psf pax
Term	Negotiable
Repairs/Insurance	Internal repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

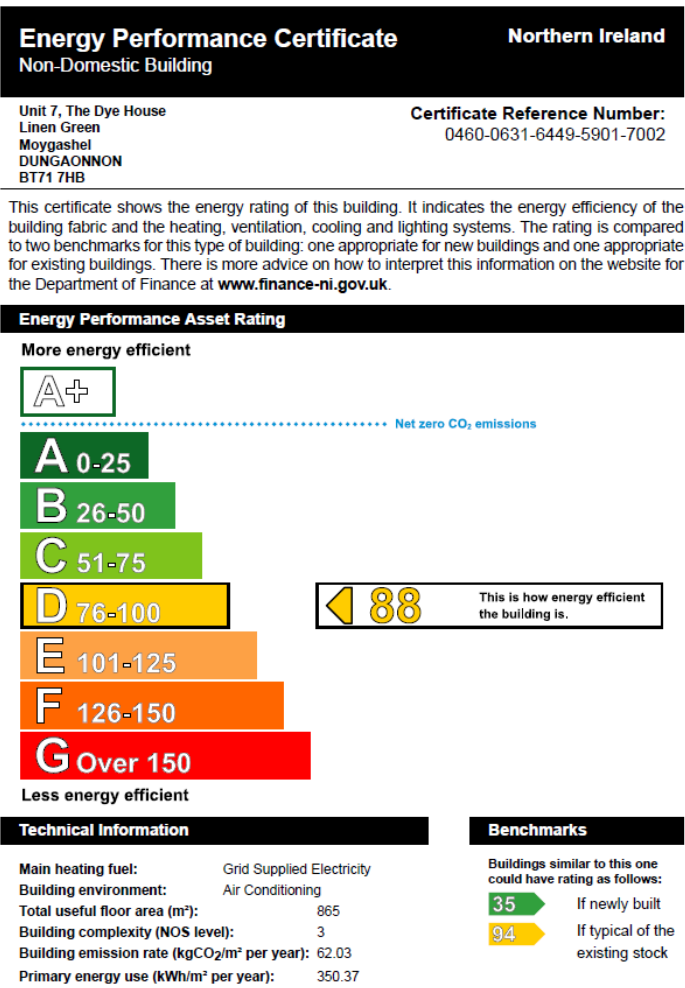
### RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £57,800. The rate in the £ for 2019/20 is £0.58089 therefore the estimated rates payable for 2019/20 is £33,575.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation				
Ground Floor	2,232	Sq ft	207	Sq m
First Floor	6,930	Sq ft	643	Sq m
Total	9,162	Sq ft	851	Sq m



### EPC

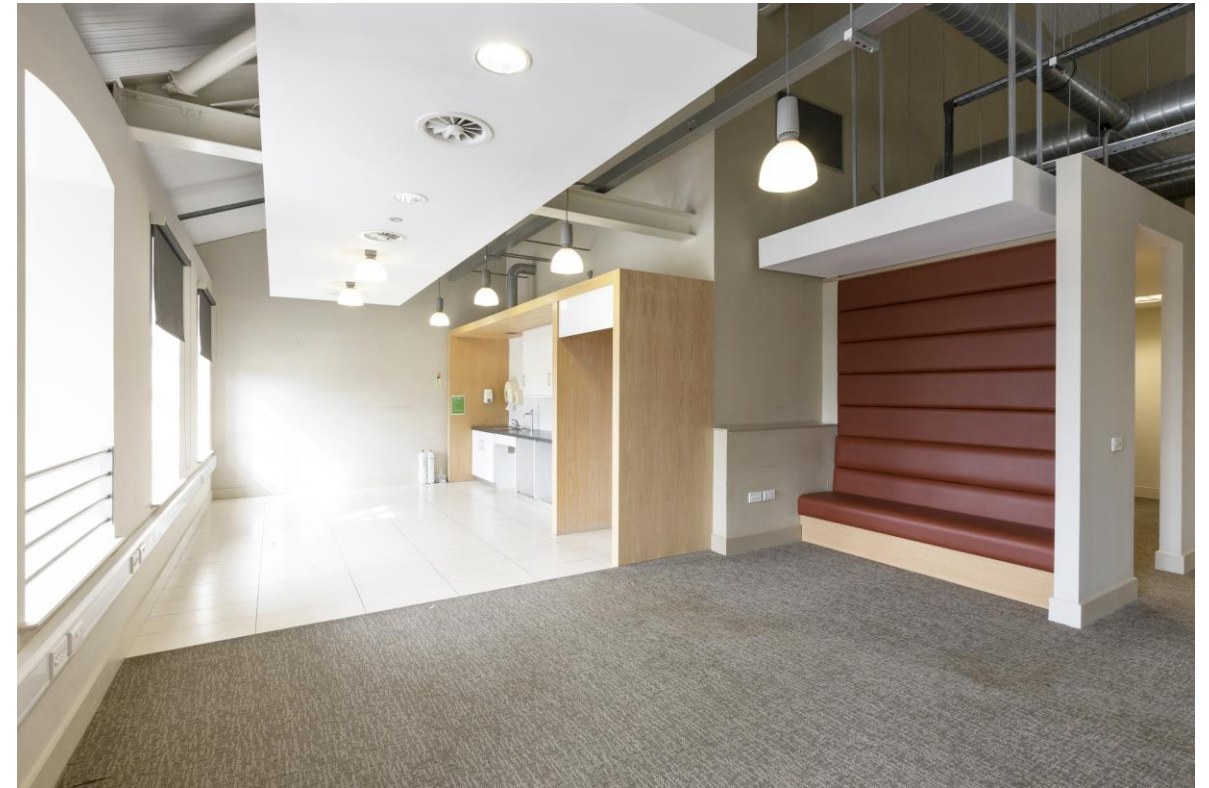
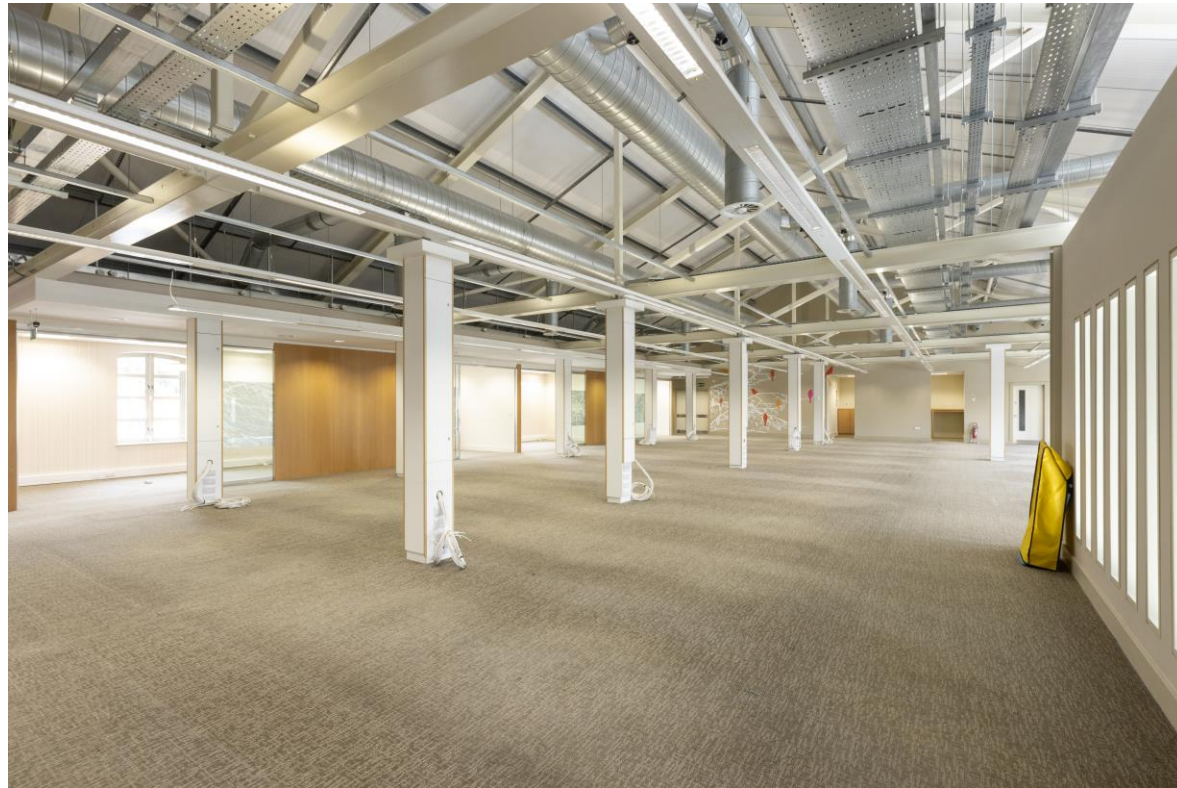
The building has been rated as D-88 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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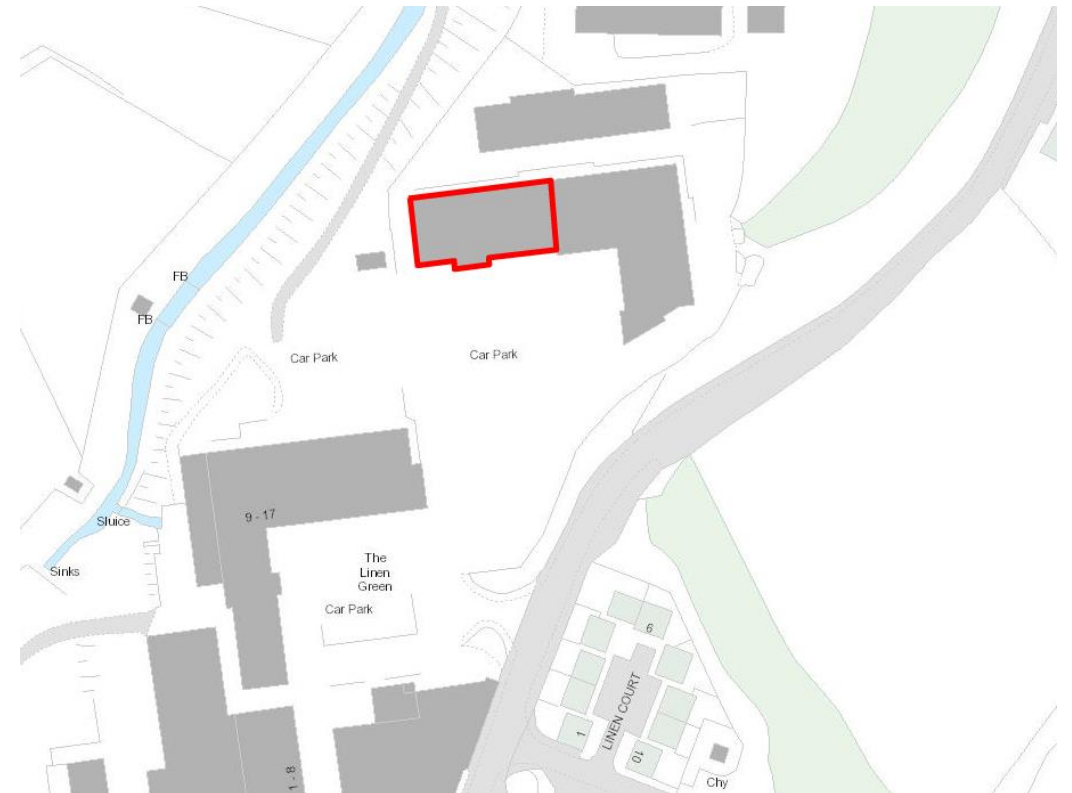
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## CONTACT US

### Tomás McLaughlin

Surveyor  
t: 028 9043 6912  
e: tomas.mclaughlin@cbre.com

### David Wright

Director  
t: 028 9043 6745  
e: david.wright@cbre.com

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