



**Molesworth Place
Cookstown
BT80 8NX**

**Prime Landmark Office Accommodation in Suites from
c. 239 sq m (2,575 sq ft) to c. 2,168 sq m (23,345 sq ft)**

Capable of Subdivision

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 transports hubs and the Province's motorway network.

Occupiers within the scheme include Oasis Dental, Ulster Bank, DRD Road Service, Network Personnel, Sports 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 WCs finished to a high standard
- Passenger lift to all floors
- 24 Hour security with comprehensive CCTV coverage
- On-site car parking

Accommodation Details

DESCRIPTION		AREAS	
PHASE 1	FIRST FLOOR	c. 1,605 sq m	(17,285 sq ft)
	SECOND FLOOR	c. 639 sq m	(6,880 sq ft)
PHASE 2	TOTAL	c. 1,820 sq m	(19,589 sq ft)
PHASE 3	FIRST FLOOR	c. 519 sq m	(5,595 sq ft)



Lease Details

TERM / RENT REVIEW:	Negotiable subject to periodic upwards only rent reviews.
RENTAL:	From £8.00 per sq ft
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of a contribution towards landlord's expenses in repairs / maintenance of exterior and common areas.
SERVICE CHARGE:	Applicable.

Sales Details

PRICE:	On Application.
TITLE:	Assumed freehold / long leasehold.

N.A.V

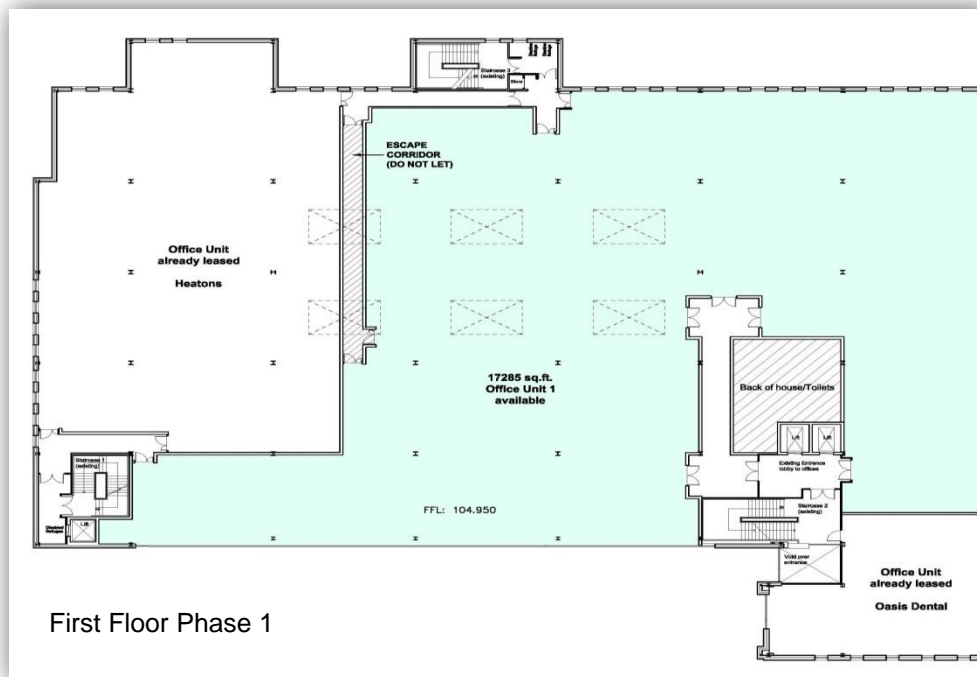
To be assessed.

VAT

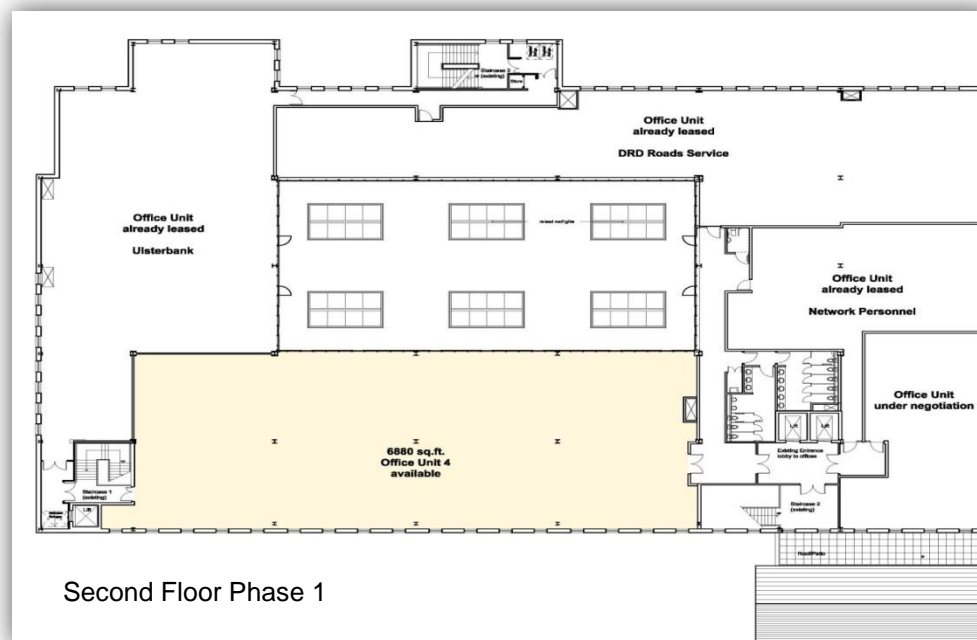
All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC (Energy Performance Certificate)

Information Pending.



First Floor Phase 1



Second Floor Phase 1

Viewing / Further Details

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