

# Molesworth Place, Cookstown, BT80 8NX

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## For Sale / To Let

Prime Landmark Office Accommodation in Suites from c.2,575 sq ft (239 sq m) to c.23,345 sq ft (2,168 sq m)  
Capable of Sub-division



**Lambert  
Smith  
Hampton**

# 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

# Schedule of Accommodation

Phase	Floor	Sq Ft	Sq M
Phase 1	First Floor	17,285	1,605
	Second Floor	6,880	639
Phase 2		9,410	874
Phase 3		5,595	519



## Lease Details

**Term / Rent Review:** Negotiable subject to periodic upwards only rent reviews.

**Rental:** £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.

**NOTE:** Fit out can be provided within 5-6 months from agreement of terms

## Price

On application.

## Title

Assumed freehold / long leasehold.

## Energy Performance Certificate

To be confirmed.

## Rates

To be assessed.

## VAT

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





## Further Information

For further information, please contact:-

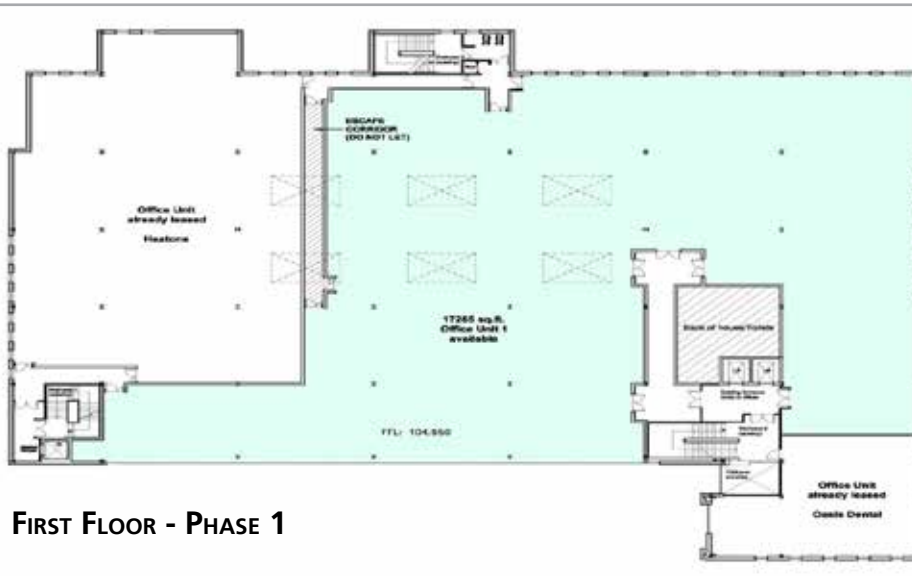
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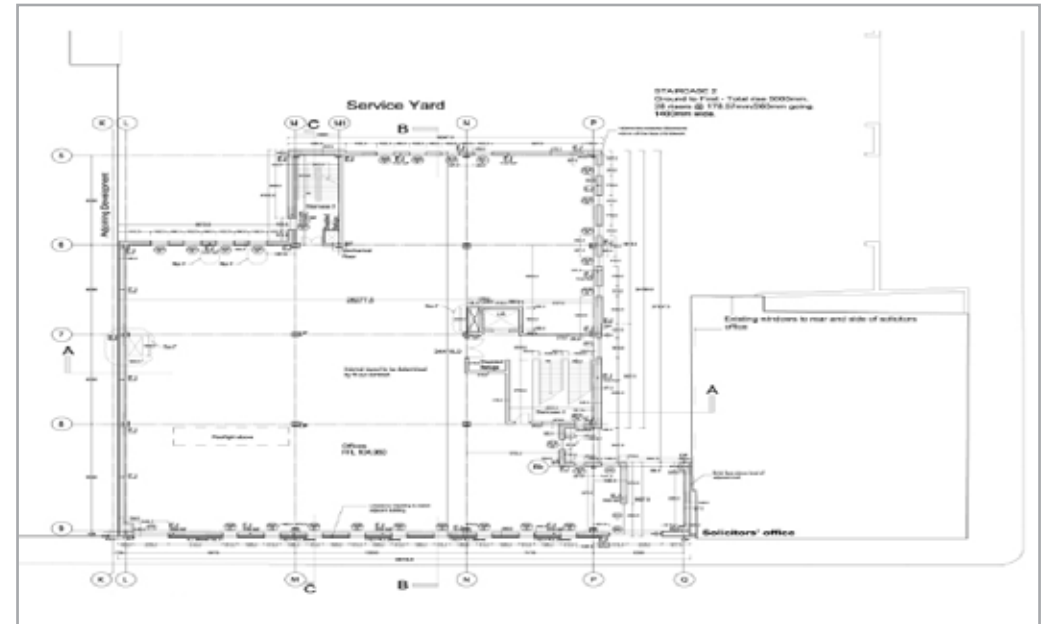
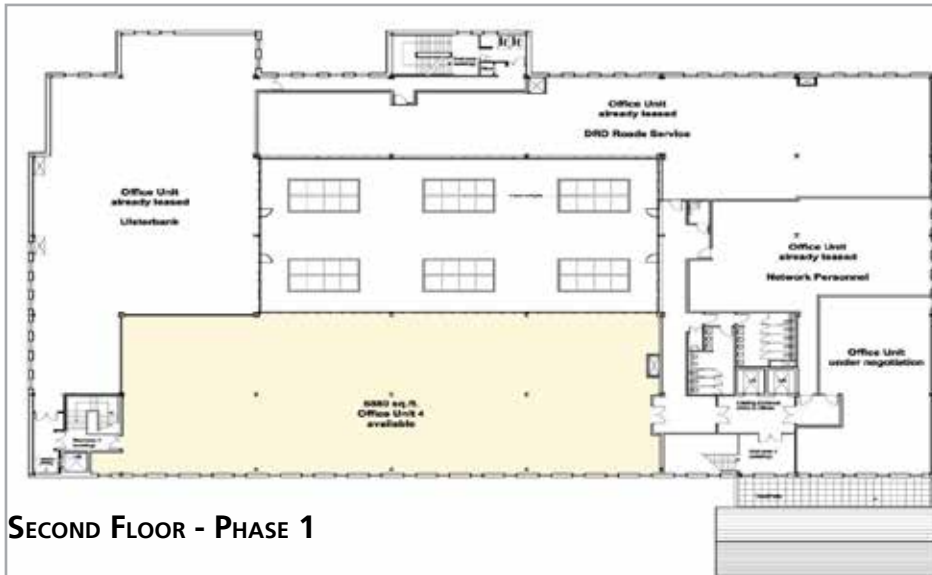
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**Lambert Smith Hampton**  
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**FIRST FLOOR - PHASE 1**



**SECOND FLOOR - PHASE 1**



**FIRST FLOOR - PHASE 2**

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

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