

# The Linen Green, Moygashel, BT71 7HB

## Unit 8 - The Frame House - To Let

Office & Warehouse Accommodation Totalling c. 24,110 Sq Ft (2,239.89 Sq M)



Lambert  
Smith  
Hampton

savills

# The Linen Green

Developed on the historic Moygashel Linen Mill Complex, The Linen Green has established itself as a thriving retail, office and leisure destination.

Providing in excess of 125,000 sq ft, The Linen Green comprises a unique mix of boutiques, high quality shops, furniture & homeware outlets, coffee shops and many more exciting businesses. The Linen Green's tenant line up, attractive environment, rich heritage and strategic location, means that the scheme not only serves its immediate catchment but also welcomes shoppers and visitors from across the province and beyond.

## Location

Located in Mid-Ulster and nestled amidst the picturesque countryside of County Tyrone, The Linen Green is situated in the village of Moygashel. The scheme is approximately 1 mile from Dungannon town centre and 1 mile from Junction 15 of the M1 motorway and offers a strategic commercial location, providing ease of access to the north and south of the province. Mid-Ulster boasts a strong industrial and commercial hub, often seen as a gateway for Belfast and Dublin. The Linen Green benefits from a strong local catchment including Dungannon, Armagh and Moy. Dungannon is the largest of the nearby towns with a population of 63,500.

The scheme benefits from 650 car parking spaces and some of the occupiers currently trading from the scheme include Bedeck, DV8, Drumbriston Furniture, Bathroom Envy and NFU Mutual.

## Description

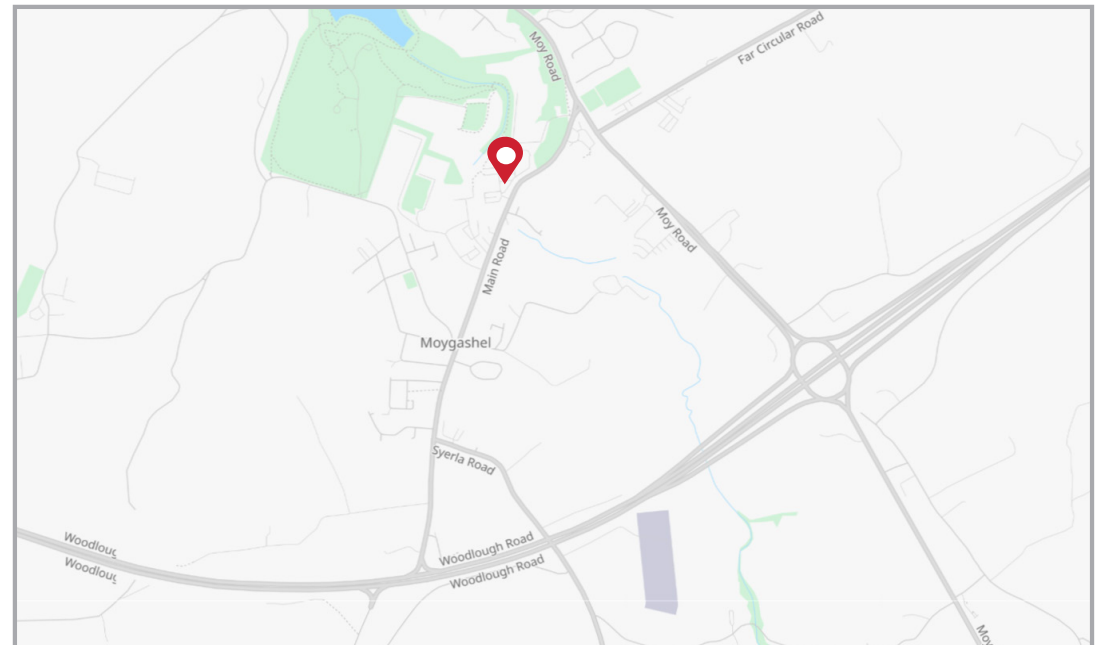
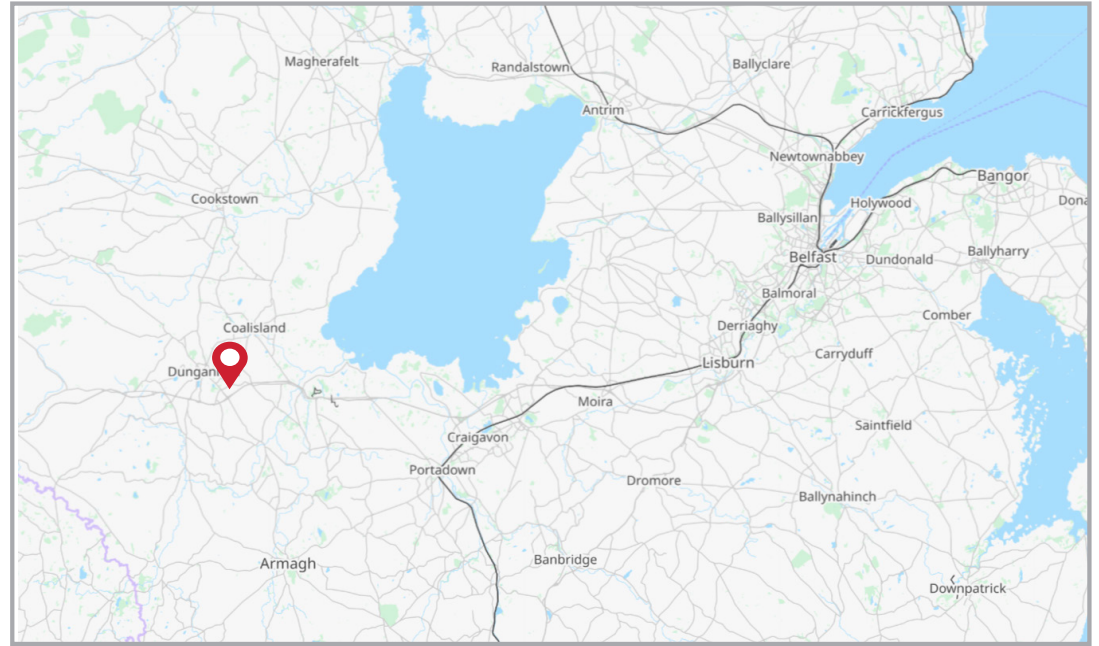
The property comprises first-floor office accommodation with an interconnecting warehouse to the rear, accessed via a surface car park/yard area. The subject would make an ideal company headquarters for occupiers requiring a mix of both office and warehouse accommodation, but the space could also be subdivided, depending upon occupier space requirements.

The office accommodation comprises a mix of cellular and open plan offices, under a high vaulted ceiling with exposed M&E and feature brick walls. The accommodation benefits from carpeted flooring, perimeter trunking, gas fired central heating, air conditioning and an abundance of natural light. The warehouse is currently partitioned into 3 main sections, under a pitched roof with translucent roof panels, fluorescent strip lighting, hardcore warehouse flooring and roller shutter access.

The property is suitable for a variety of uses to include storage and distribution, trade counter/retail and leisure – subject to planning.

## Schedule of Accommodation

Unit 8 - The Frame House	Sq Ft	Sq M
Office	7,561	702
Warehouse	13,640	1,267
<b>Total Internal Area</b>	<b>21,201</b>	<b>1,969</b>



For Indicative Purposes Only

# Images





## Lease Details

Term: 5 years.

Rent: By Negotiation.

Repairs: Full repairing and insuring.

Service Charge: Will be levied to cover maintenance, repair and general running of the scheme.

Insurance: Landlord will insure the property and recover a fair proportion of the cost from the tenant.

## Business Rates

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

Net Annual Value:- £43,300

Rate in £ 24/25:- £0.559

Rates Payable:- est. £24,205 per annum

## Energy Performance Certificate

The property has an energy performance certificate rating of E 123. Full certificate available upon request.

## Value Added Tax

We are advised that the subject property is registered for VAT and therefore, VAT will be chargeable in addition to the costs.

## Further Information

For further information, please contact:-

**Lambert  
Smith  
Hampton**

Kyle Abernethy  
07429 777911  
kabernethy@lsh.ie

Jonathan Martin  
07587 636855  
jmartin@lsh.ie

**savills**

Erin McKee  
07706 351151  
Erin.Mckee@savills.ie

Paul Wilson  
07775 587235  
Paul.Wilson@savills.ie

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