

TO LET / FOR SALE PRIME OFFICE BUILDING



SUITES FROM 4,000 - 18,500 SQ.FT GROSS
Mountjoy House, Mountjoy Road, Omagh



WHELAN

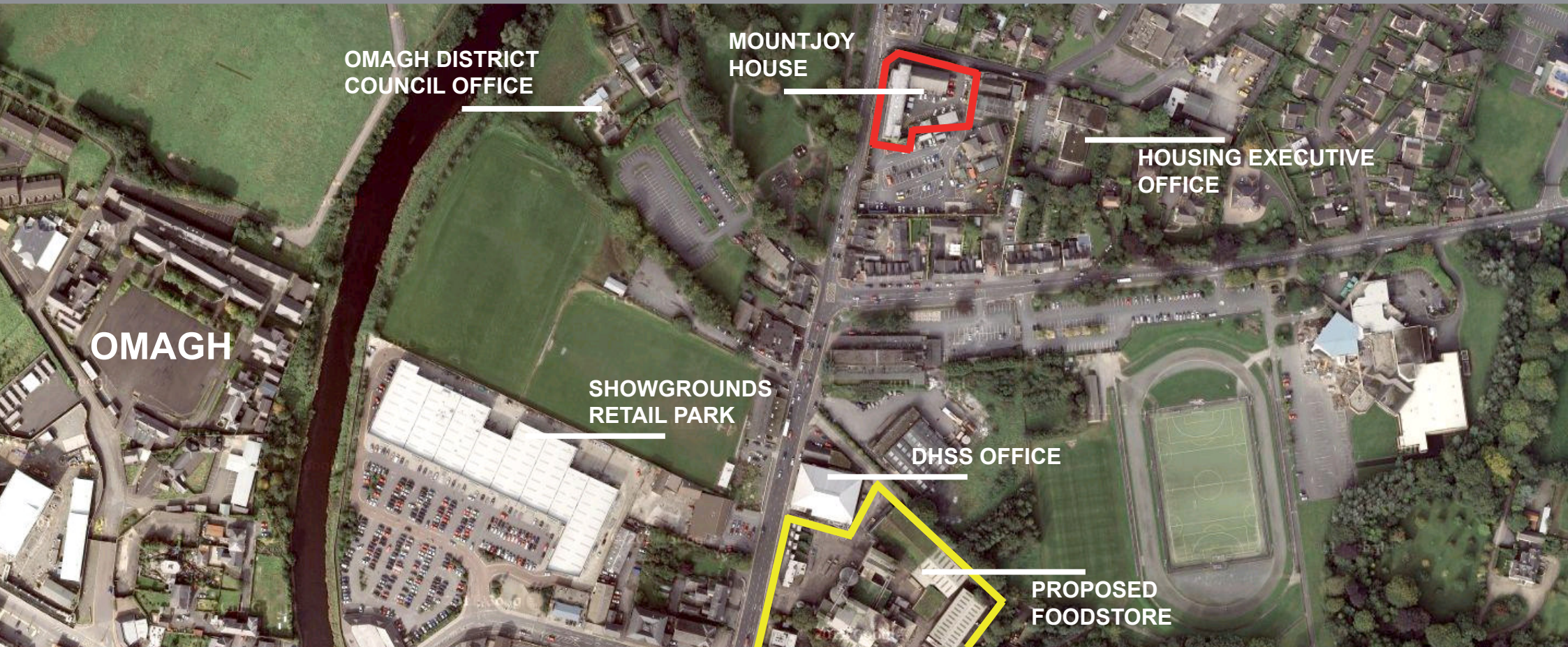


A landmark refurbished office building on a attractive corner site, finished to a high specification and providing up to 18,500 sq.ft of high quality office space with generous provision of on-site car parking.

The accommodation is available as a whole or on a floor to floor basis and can able tailored to specific user requirements.

Ideal for occupiers requiring prominent accommodation with a strong corporate image.

Possibility of extending accommodation to 30,000 sq.ft.



LOCATION

Omagh is a major regional centre with a residential population of 20,000 and district population of 40,000. An excellent road infrastructure provides easy access to Belfast, Londonderry and many cross boarder towns.

The subject offices are located 400 metres north from the town centre at the junction of Gortin Road and Woodside Avenue and close to Omagh Bus Station. The surrounding area is mix of residential, retail and office use, with neighbouring occupiers including, Omagh Council District Office, Housing Executive office, Showground Retail Park and Omagh Leisure Complex.

ACCOMMODATION

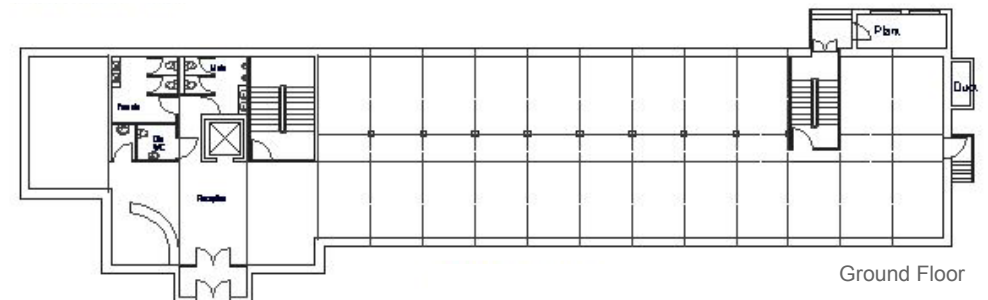
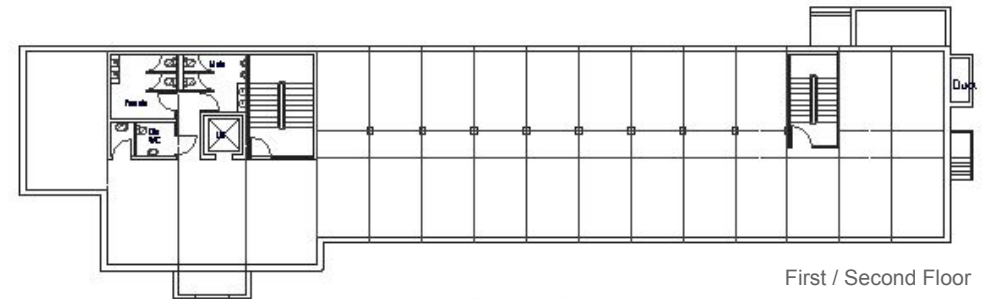
Ground	4,811 sq.ft	447 sq.m
First	4,844 sq.ft	450 sq.m
Second	4,844 sq.ft	450 sq.m
Third	3,929 sq.ft	365 sq.m
TOTAL GROSS	18,428 sq.ft	1,712 sq.m

SPECIFICATION

Common Areas Impressive glazed entrance lobby area with reception desk
Quality male, female and disabled W/C's on each floor
8 person passenger lift

Office Areas Carpeted flooring with flexible electrical power installation
Plastered and painted walls
Suspended ceiling with recessed low energy daylight compensated
Category 2 lighting
Natural ventilation, gas LPHW
Integrated fire alarm system
Double glazing
Fully DDA compliant

Car Parking 25 secure spaces located on site to the rear of the premises.
Car parking will be allocated on a pro-rata basis.



TYPICAL FLOOR PLANS

RENT

On application

RATES

To be re-assessed by the Land and Property Services.

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

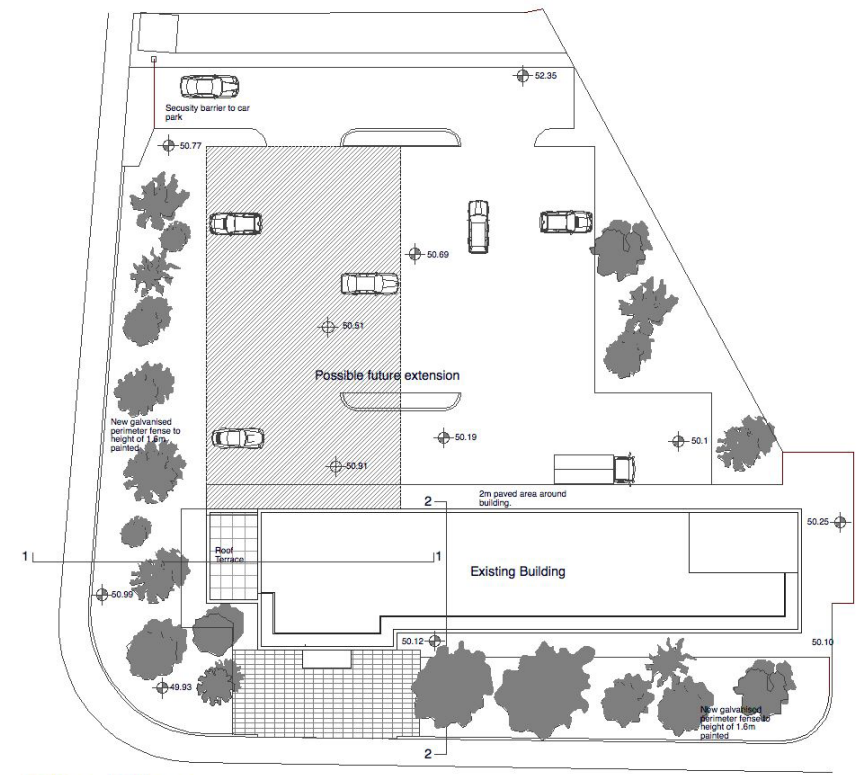
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SITE PLAN



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