

Lisney

.....
TO LET
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High Specification Office Suites

c. 1,904sq. ft. - 8,459 sq. ft.

**BANKMORE BUSINESS PARK, BANKMORE ROAD,
OMAGH, BT79 0BE**

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CONTACT

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BRIEF

- Excellent quality office accommodation from c. 1,904sq. ft. – c. 8,459 sq. ft.
- Highly accessible edge of town location
- Opportunity to acquire own door premises
- Generous onsite car parking



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WWW.LISNEY.COM

LOCATION

Omagh is a provincial market town circa 68 miles west of Belfast and is the county town of Tyrone, serving as the primary administrative centre. The town had a district population of 47,952 in the 2001 census.

The subject property fronts Bankmore Road approximately 2.5 miles from Omagh Town centre and is accessed off the A5, the main arterial route into Omagh from Belfast.

DESCRIPTION

Bankmore Business Park is a modern edge of town office park comprising four standalone, two storey office buildings with generous onsite car parking.

Tenants within the scheme currently include Power NI, Patrick McCaul Environmental Engineers and the Western Health and Social Care Trust.

Buildings 2 and 3 are currently available in their entirety or alternatively space can be acquired on a floor by floor basis.

The accommodation will be finished to a high specification throughout to include plastered and painted walls, floor coverings,suspended ceilings, lighting, heating and a passenger lift.

ACCOMMODATION

Building 2	
Ground Floor	2,190 sq. ft. (203.46 m2)
First Floor	2,190 sq. ft. (203.46 m2)
Building 3	
Ground Floor	2,175 sq. ft. (202.06 m2)
First Floor	1,904 sq. ft. (176.89 m2)
Total	8,459 sq. ft. (785.87 m2)

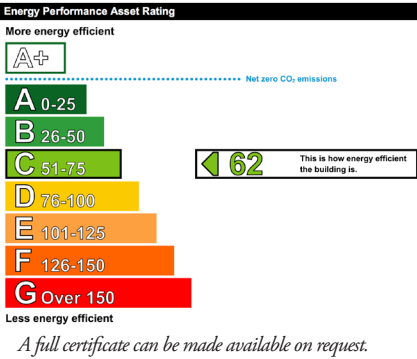
SERVICE CHARGE

A service charge will be levied to cover a proportion of the cost of external repairs, insurance, maintenance and upkeep of common areas.

Current Service Charge estimate
TBC



EPC Rating of C-62





LEASE DETAILS

Term – By way of negotiation.

Rent - £12.50 psf excl.

Repairs & Insurance - The space will be offered on effectively Full Repairing & Insuring terms by way of service charge recovery.

RATES

Further details can be provided by the letting agent.

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT

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