

**UNIT 1  
FEENYS LANE  
MARKET SQUARE  
DUNGANNON  
CO. TYRONE  
BT70 1TX**



*working harder to make your **move easier***

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

T: (028) 8772 6992  
F: (028) 8772 6460  
E: tom@tomhenryandco.com

**OFFICE ACCOMMODATION – SUPERB LOCATION – CIRCA. 68 SQ M PLUS STAFF FACILITIES**

PRIME SELF-CONTAINED GROUND FLOOR OFFICE SUITE EXTENDING TO CIRCA. 68 SQ M (C. 730 SQ FT NET INTERNAL PLUS STAFF FACILITIES) SITUATED JUST OFF DUNGANNON'S MARKET SQUARE FRONTING ONE OF THE TOWNS MAIN CAR PARKS AND BENEFITTING FROM EXCELLENT PASSING TRADE.

CURRENTLY UTILIZED AS 5 INDIVIDUAL OFFICES / ROOMS WITH STAFF TOILETS & KITCHEN AREA THIS UNIT WOULD BE IDEAL FOR PROFESSIONAL OFFICES OR MAY HAVE POTENTIAL FOR A BEAUTICIAN, PHYSIOTHERAPIST, COUNSELLING ROOMS, REFLEXOLOGIST, ETC.

**TERMS NEGOTIABLE – INCENTIVES AVAILABLE**



**GUIDE RENT: £175 PER WEEK.**

**N.A.V. £7650**

**RATES: APPROX. £4000 PER ANNUM.**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

- A WELL-LOCATED GROUND FLOOR OFFICE SUITE.
- CIRCA. 68 SQ M PLUS STAFF FACILITIES.
- LOCATED JUST OFF DUNGANNON'S MARKET SQUARE.
- CONVENIENT TO CAR PARKING.
- CURRENTLY UTILIZED AS 5 OFFICES.
- EXCELLENT PROVISION OF POWER & DATA POINTS.
- ROLLER SHUTTERS.
- ELECTRIC HEATING.
- WIRED FOR C.C.T.V.
- WIRED FOR ALARM SYSTEM.
- SIGNIFICANT PASSING TRADE.
- WOULD BE IDEAL AS PROFESSIONAL OFFICES / TREATMENT ROOMS.

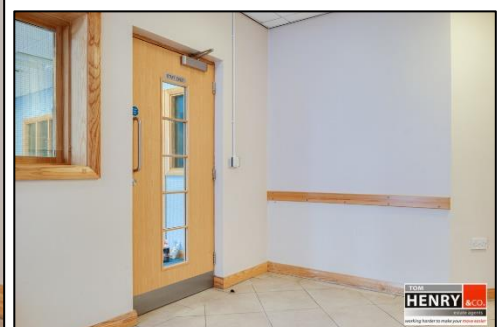
## ACCOMMODATION IN BRIEF...

COVERED ENTRANCE PORCH:  
ELECTRIC ROLLER SHUTTER. OUTSIDE LIGHT.

ENTRANCE LOBBY:  
GLAZED EXTERNAL DOOR. TILED FLOOR SUSPENDED CEILING.

DISABLED TOILET:  
TOILET. WASH HAND BASIN. TILED FLOOR.

UTILITY STORE:  
WASH HAND BASIN. SHELVED FOR STORAGE.





OFFICE 1: 5.3M X 5.8M  
CARPET. SUSPENDED CEILING. ACCESS TO STAFF FACILITIES & OFFICE 2.



LOBBY:  
ACCESS FROM OFFICE 1. STORE.

STAFF KITCHEN:  
FITTED HIGH & LOW LEVEL UNITS. TILED SPLASH BACK. SPACE FOR DISHWASHER. SPACE FOR FRIDGE. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ACCESS TO FIRE ESCAPE.

STAFF TOILET:  
WASH HAND BASIN. TOILET.

DISABLED TOILET:  
TOILET. 2 X WASH HAND BASIN.



OFFICE 2: 4.6M X 3.4M  
ACCESS FROM OFFICE 1. CARPET. SUSPENDED CEILING.



OFFICE 3: 2.3 M X 4.5M  
CARPET. SUSPENDED CEILING.



OFFICE 4: 2.0M X 3.2M  
CARPET. SUSPENDED CEILING.

OFFICE 5: 2.1M X 2.4M  
CARPET. SUSPENDED CEILING.



**FLOOR PLANS FOR I.D. PURPOSES ONLY.**

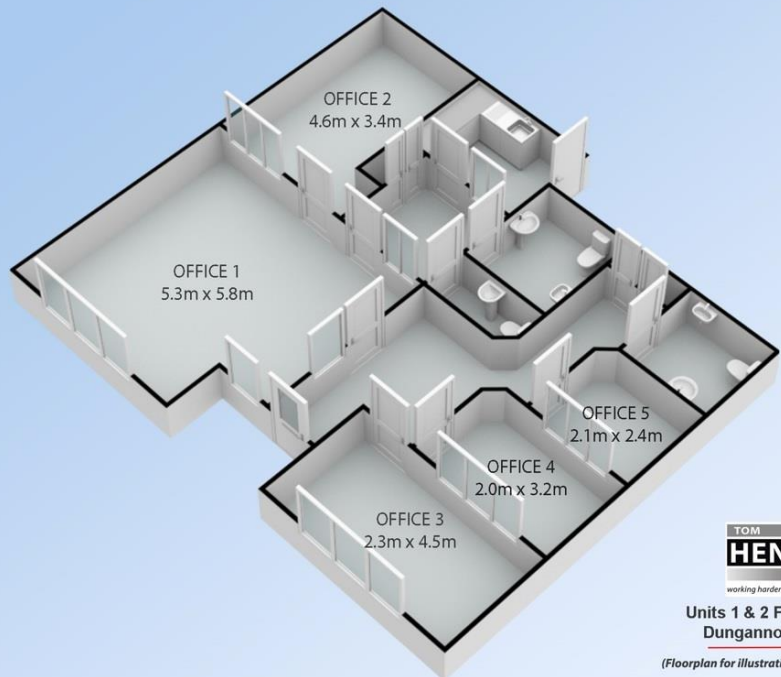
**N.B.**

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

**VALUATIONS;**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**



Units 1 & 2 Feenys Lane  
Dungannon BT70 1TX

(Floorplan for illustrative purposes only)