



**0 Bed  
Office  
located in**

**CONNOR  
HARTE**

ESTATE AGENT + CHARTERED SURVEYOR

14 Sandholes Road  
Cookstown  
BT80 9AR



A selection of modern first floor office available to let in a well-maintained energy efficient building with solar panels. Suites range from approximately 140 Sq Ft to 1600 Sq Ft and benefit from secure on-site parking, communal toilet facilities, and a well-serviced environment. There is also the option to rent a fully fitted conference room with calling facilities and projector screen, ideal for meetings and presentations.

Option 1 - Room 1 - c. 812.38sq ft - Room off extending to a further c. 277.61sq ft

Option 2 - Room 2 - c. 224.13sq ft - self contained office

Option 3 - Room 3 - c. 137sq ft - self contained office

Option 4 - Room 4 - c. 137sq ft - self contained office

Option to rent fully fitted conference room with conference calling and projector screen etc.

Prices starting from £70 per week up to £315 per week

#### THINKING OF RENTING - FREE VALUATION

Are you considering renting out your property? Discover how much your home could earn with our complimentary, no-obligation valuation service.

Expert Advice: Our experienced team will guide you through the rental process.

Accurate Market Insights: Get a realistic rental value based on current market.

Costs: Your Valuation is completely free

Services: We offer tenant only or full rental management services

Contact us today 028 8676 3265 to book your FREE Valuation and take the first step towards becoming a successful landlord.

#### MISREPRESENTATION CLAUSE

Connor Harte Ltd gives notice to anyone who may read these particulars as follows: These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts, or photos, which may also be taken by a wide camera lens. All dimensions are taken to the nearest 5 inches. Description of the property are inevitably subjective and are given in good faith as an opinion and not by way of statement of fact. The heating system and electrical appliances have not been tested, and we cannot offer any guarantees on their condition.

Let us help you make your next move with confidence!

"Harte" of Mid-Ulster

POA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

7 to 9 Molesworth Street  
Cookstown  
Tyrone  
BT80 8NX

E: [connor@connorharte.com](mailto:connor@connorharte.com)

T: 02886763265

[connorharte.com](http://connorharte.com)

