

FOR SALE/ TO LET

CS/878

**Modern Suite of offices in Prime Location  
Within the Killyhevlin Industrial Complex**

**25 LOUGH YOAN ROAD, KILLYHEVLIN IND. EST.  
ENNISKILLEN, BT74 4EJ**



- The premises are located within a secure gated complex in the Killyhevlin Industrial Estate on the eastern outskirts of Enniskillen Town close to the main A4 Belfast routeway.
- These are bright modern offices with ducting for computers and all mains services laid on.
- Aluminium double glazed windows. Suspended ceilings. Oil fired central heating.
- Kitchen facilities. Ladies and Gents toilets.

**Accommodation (Ground Floor)-** 11.7 x 8.5 metres (Approx. 1070 sq ft)

- Office: 6.6 x 2.8 metres (Approx. 200 sq ft)
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- Office: 6.6 x 2.6 metres (Approx. 185 sq ft)
- Kitchen: 6.0 av x 3.5 av metres (Approx. 225 sq ft)
- Store: 10.5 x 2.0 metres (Approx. 225 sq ft)
- Store: 3.7 x 2.95 metres (Approx. 117 sq ft)
- Store: 2.9 x 1.3 metres (Approx. 40 sq ft)

Boiler Room

Electrical Room

Disabled Toilet Facility

Entrance Hall

Vestibule

Total Available:

Office space circa 1655 sq.ft

Storage space circa 382 sq.ft

( See attached Floor Plan for Identification Purposes)



**Accommodation (First Floor)**

- Office: 11.71 x 6.37 metres (Approx. 800 sq. ft)
- Office: 5.70 x 6.37 metres (Approx. 390 sq. ft)



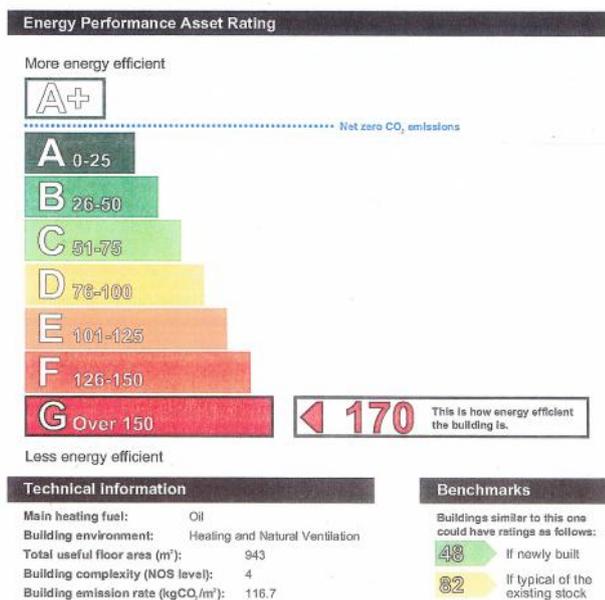
Kitchen Facility

Ladies & Gents Toilets

Secure car parking forecourt area available.

**Guide Price:- £200,000 + V.A.T.**

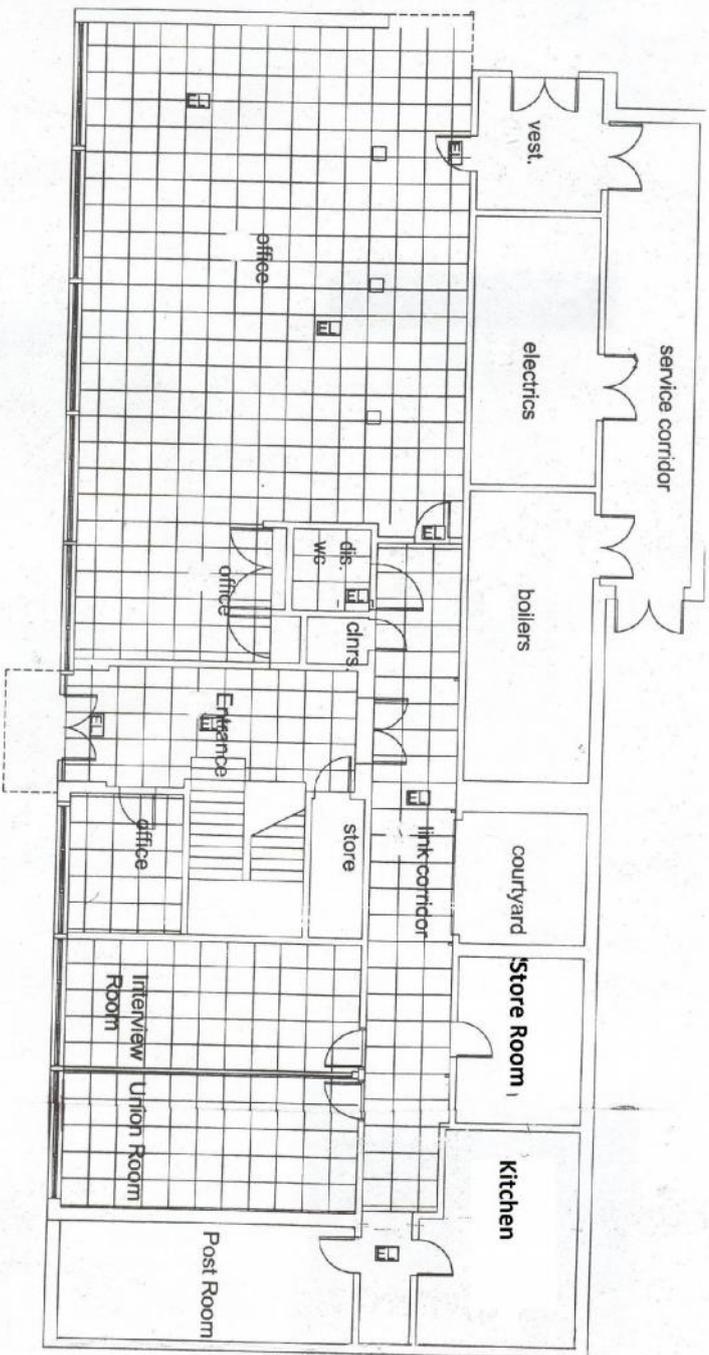
**Rental Guide:- £20,000 pa + rates (yet to be apportioned)**



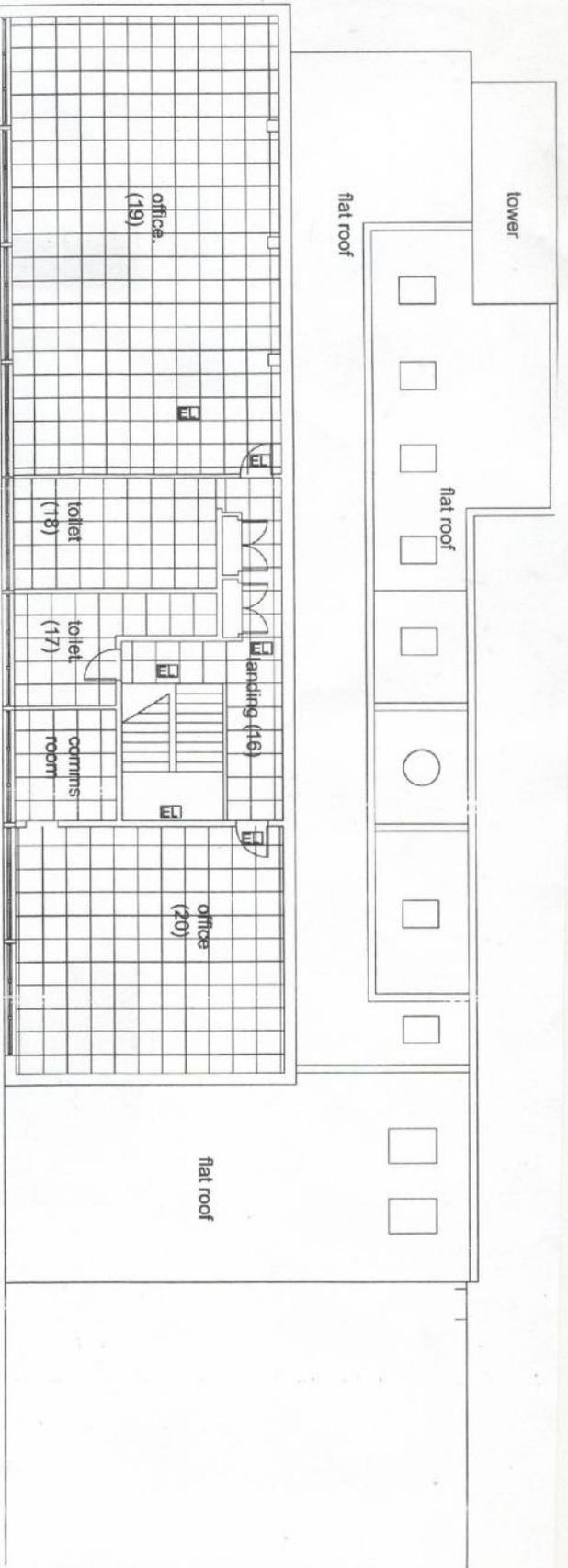
For Viewing Arrangements contact agent

**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

**For Identification Purposes  
Only  
Not to Scale**



**Ground Floor**



**First Floor**

For Identification Purpose Only  
 Not to Scale