

High specification Production/Warehouse Premises from c.3,671 sq ft to c. 37,006 sq ft including 1,392 sq. ft. of Office Accommodation

# DERRYLORAN INDUSTRIAL ESTATE, COOKSTOWN

- Warehouse accommodation available from c.3,671 sq ft to c.37,006 sq ft
- Situated in a well established commercial location
- Secure site
- Generous on site car parking

Contact: Andrew Gawley – 028 9050 1501 agawley@lisney-belfast.com

## www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX



INDUSTRIAL

## Lisney

#### Location

The subject is located in Derryloran Industrial Estate approximately 1.4 miles from Cookstown town centre, 1.3 miles from the Dungannon Road, 9 miles from Dungannon and 12 miles from the M1 motorway. Occupiers in the immediate area include CDE, Copeland, Trade Mouldings and Keystone.

### Description

The building benefits from Halogen lighting, oil fired central heating and 2 no. electric roller shutter doors. The office element is attractively finished to include wooden floors, perimeter trunking, suspended ceilings, recessed lights and pvc windows. The external area is surfaced in a mixture of concrete, tarmacadam and decorative paving. The entire site benefits from security fencing.

#### Rent

Offers are invited in the region of  $\pounds110,000$  per annum on a full repairing and insuring basis.

#### Sale

The owners may also consider a sale. For further details please contact the agent.

#### Rates

We have been advised by Land and Property Services of the following;

Net Annual Value Rate in the £ 13/14 Payable

Energy Performance Certificate (EPC

This property has any energy efficiency rating of C68. A full certificate can be made available on request.

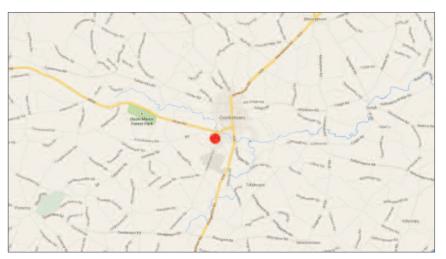
#### Value Added Tax

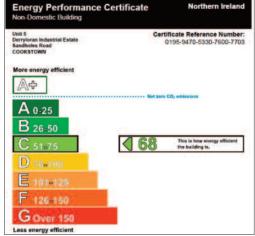
#### All prices and outgoings are exclusive of but may be liable to VAT

£120.000

£0.55562

£66,674.40







## www.lisney.com

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

#### Accommodation

Туре	Area (Sqft)
Building One	
Main Warehouse Mezzanine Offices 11.48 ft to underside of mezzanine, 20.3 ft to eaves, 17.4 ft to the haunch	13,721 1,392 1,392
Building Two	
Warehouse 29.7 ft to eaves, 16.1 to the haunch	16,830
Building Three	
Warehouse 19.1 ft to the eaves, 17.1 ft to the haunch	3,671
Total	37,006

\*Please Note: Each building is capable of independent occupation.