

INDUSTRIAL FOR SALE/TO LET



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

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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 £110,000 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	£120,000
Rate in the £ 13/14	£0.55562
Payable	£66,674.40

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

Accommodation

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

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

