

Lisney

FOR SALE:

Warehouse and detached showroom /office building totalling
24,197 sq ft on a self contained site of 1.89 Acres

**COOKSTOWN ROAD,
DUNGANNON, BT71 6LA**

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CONTACT

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

BRIEF

- Warehouse accommodation with ancillary offices c. 23,347 sq ft
- Detached showroom/office c. 850 sq ft
- Total site area of 1.89 Acres
- Excellent location fronting the main A29 Dungannon to Cookstown Road
- This building will form part of the proposed Brickworks Business Park
- Not elected for VAT
- Freehold

PROPERTY FRONTS
FORTHCOMING
DEVELOPMENT AT...

**THE
BRICK
WORKS**
BUSINESS PARK

WWW.LISNEY.COM

LOCATION

The subject property is located approximately 1.3 miles (2 km) north of Dungannon Town Centre.

The property is strategically located off the A29 Cookstown Road, in a semi-rural location fronting the soon to be developed The Brickworks Business Park.

With excellent road frontage the property is also located in close proximity to the M1 Motorway and benefits from good transport links to the Mid-Ulster area.

DESCRIPTION

The property comprises a warehouse unit with ancillary offices and a detached showroom/office building on a total site of 1.89 acres.

The portal frame warehouse unit comprises:

- 4.7m eaves height approximately
- Concrete floor and cladding to the walls and roof
- 3 phase electricity with box lighting and transparent roof panels
- Sliding & roller shutter doors

- Ancillary Office
- Kitchen and WC facilities

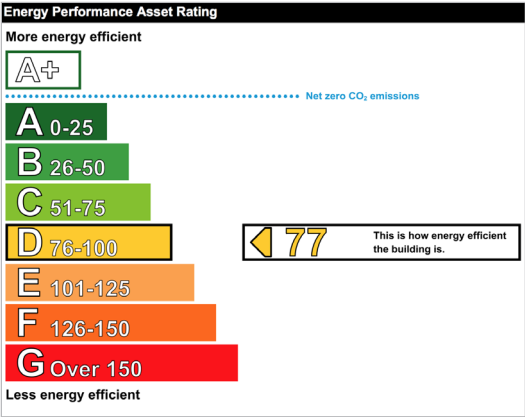
The additional detached showroom/office premises are arranged over the ground floor and comprise a reception, office, meeting room/office, kitchen and w.c facilities.

Internally they provide carpet/vinyl flooring, recessed lighting with suspended ceiling and oil fired heating.

The site provides a large concrete surfaced circulation area and car parking with perimeter fencing and is accessed via double gates.



EPC RATING OF D77



ACCOMMODATION

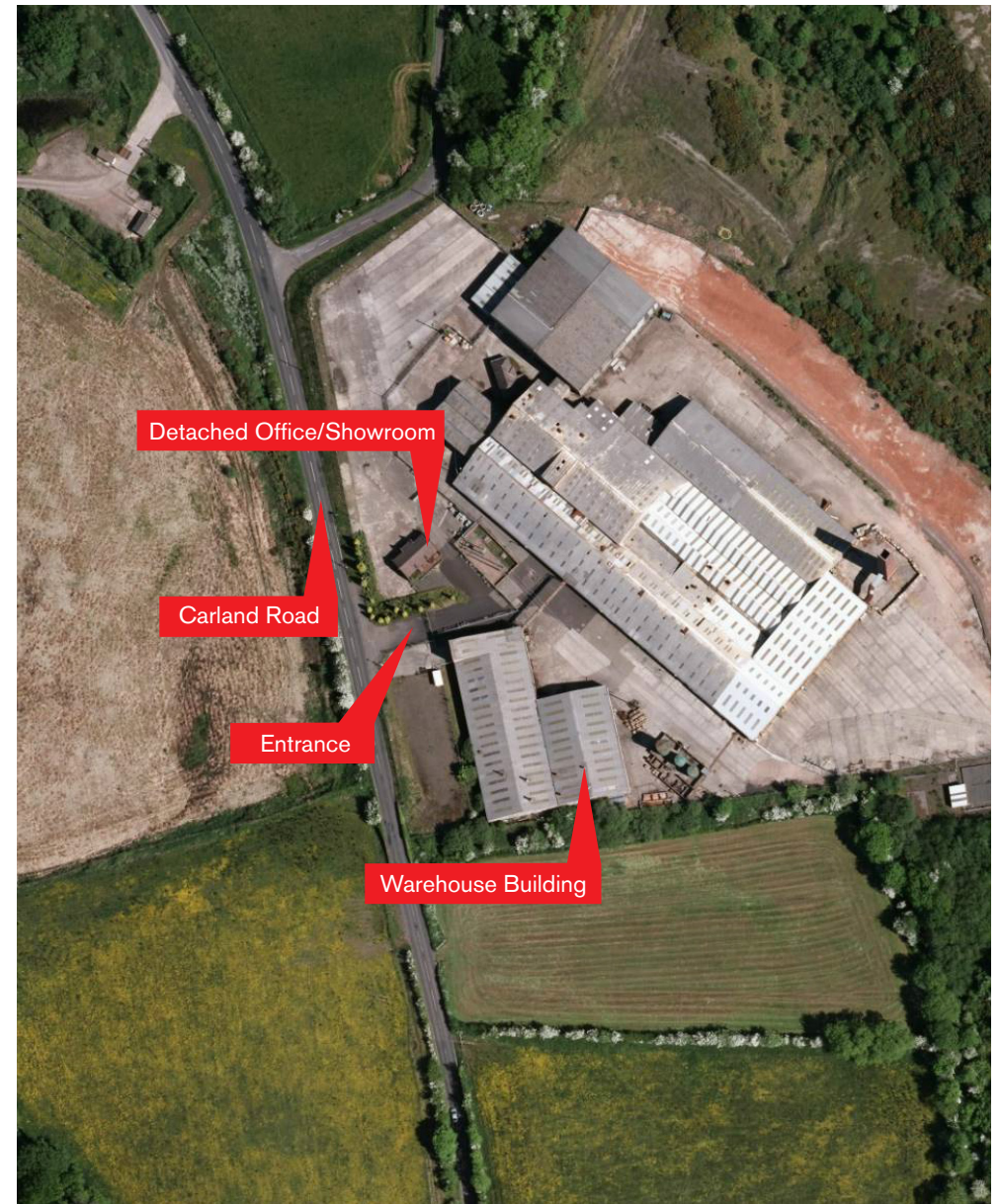
Warehouse Building	23,347 sq ft
Detached Showroom/Office Building	850 sq ft
Total Site Area	1.89 Acres



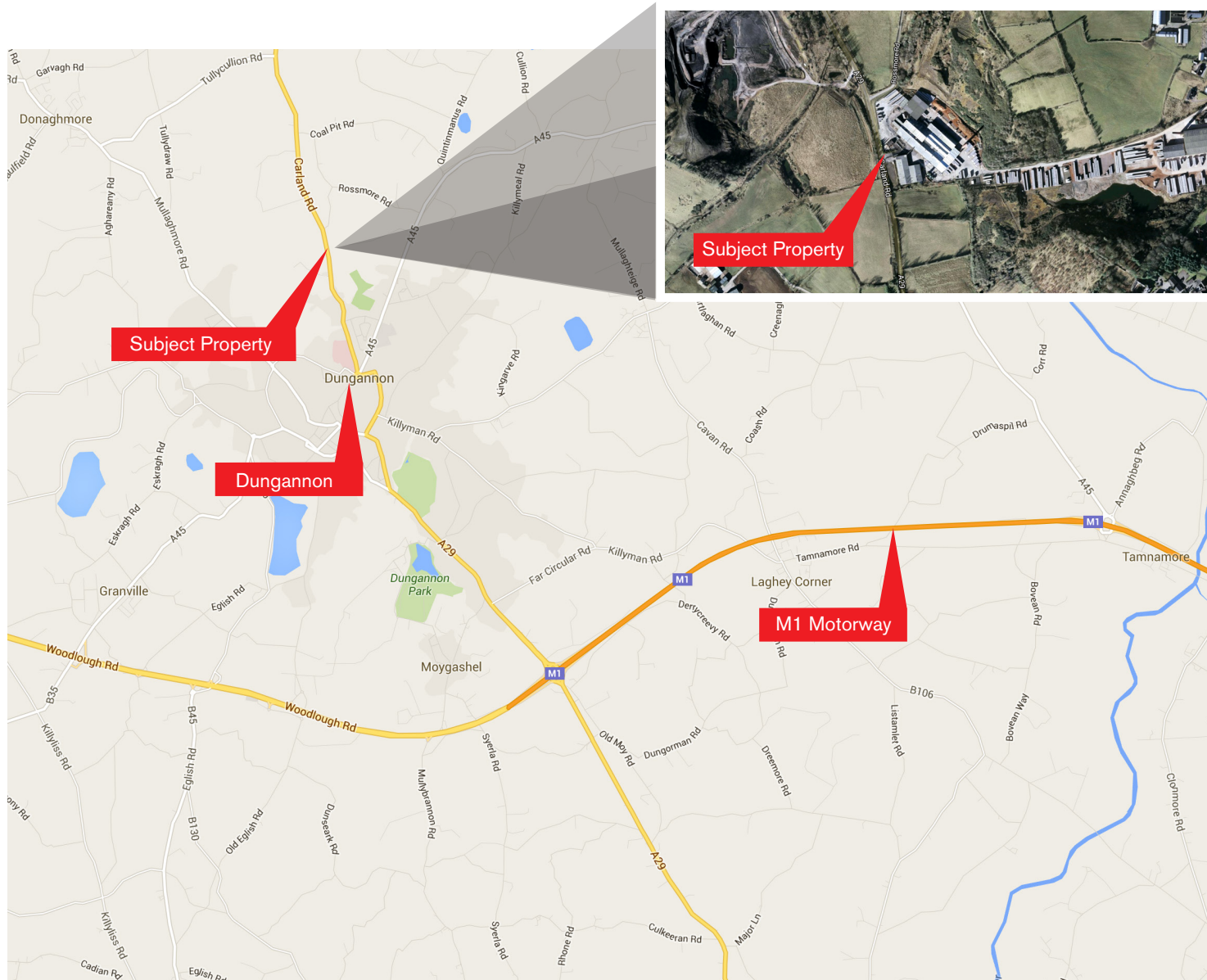
FORTHCOMING DEVELOPMENT



AERIAL IMAGE



LOCATION MAP



ASKING PRICE

*Offers are invited in the region of
£650,000 excl.*

*Please Note: Consideration may
be given to selling the warehouse
& showroom / office separately.*

Further details upon request

TITLE

*We understand the property is
freehold.*

RATES

To be reassessed upon occupation.

STAMP DUTY

*This will be the responsibility of
the purchaser.*

VAT

*We understand the property is not
elected for VAT.*

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