

Lisney

TO LET

High specification Chill Warehouse
comprising 13,997 sq ft - 28,013 sq ft

6 GRANGE ROAD, COOKSTOWN,
CO. TYRONE, BT80 8SB

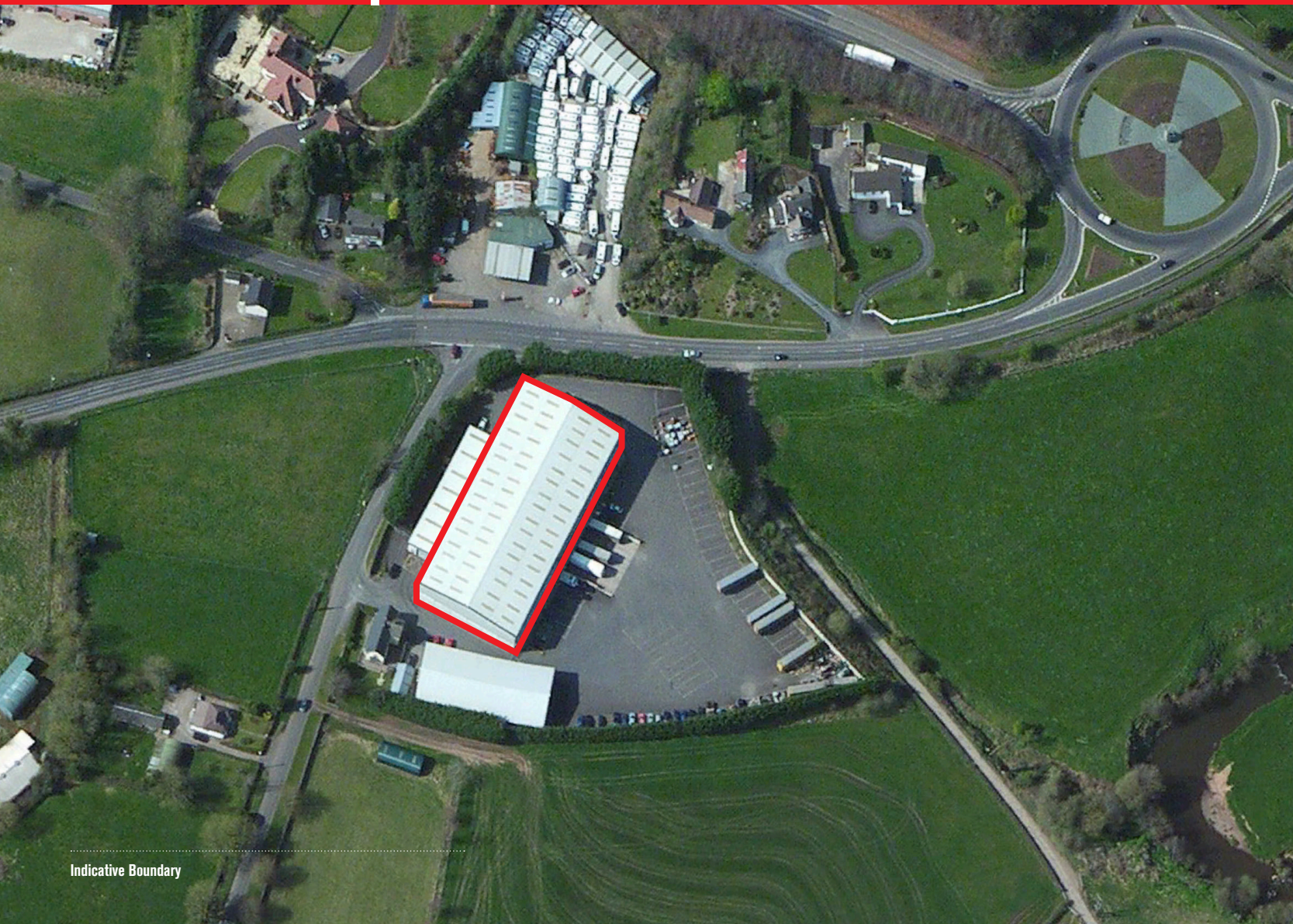
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CONTACT

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BRIEF

- Prominently located Chill warehouse
- Units from 13,997 sq ft - 28,013 sq ft on a site of 3.35 Acres
- Chill store operates at 7/8 degrees centigrade, with a range of 4 to 10 degrees
- High Eaves height of 11m and 50 KN floor loading



Indicative Boundary

WWW.LISNEY.COM

LOCATION

The property is located on the south east side of Cookstown on a prominent corner site on Grange Road providing excellent access to the main transport route; A29 Cookstown to Dungannon.

Occupiers in the area include CDE Global, Copeland, Trade Mouldings and Keystone.

DESCRIPTION

The premises comprise a chilled warehouse of approximately 28,013 sq ft in total within a secure site of

approximately 3.35 acres benefiting from a generous concrete yard providing ample parking and turning space, accessed by an electric sliding single front gate.

The unit comprises a steel portal frame construction with a pitched roof and solid concrete floor, finished with part concrete slab walls and aluminium profile cladding to the upper walls and roof.

Internally the warehouse is entirely chilled which runs from 4 to 10 degrees with 3 phase power supply.

They also benefit from a concrete floor, sealed lighting, an internal eaves height of 11m and a 50 KN floor loading and is suitable to store up to 7 shelves of racking providing a total of 5,500 pallets.

The property further benefits from an electric roller shutter and 5 dock levelers to the front elevation and an alarm system.

The external area also benefits from a lorry wash area, CCTV, flood lighting,

security personnel and barrier access control.

ELECTRICITY

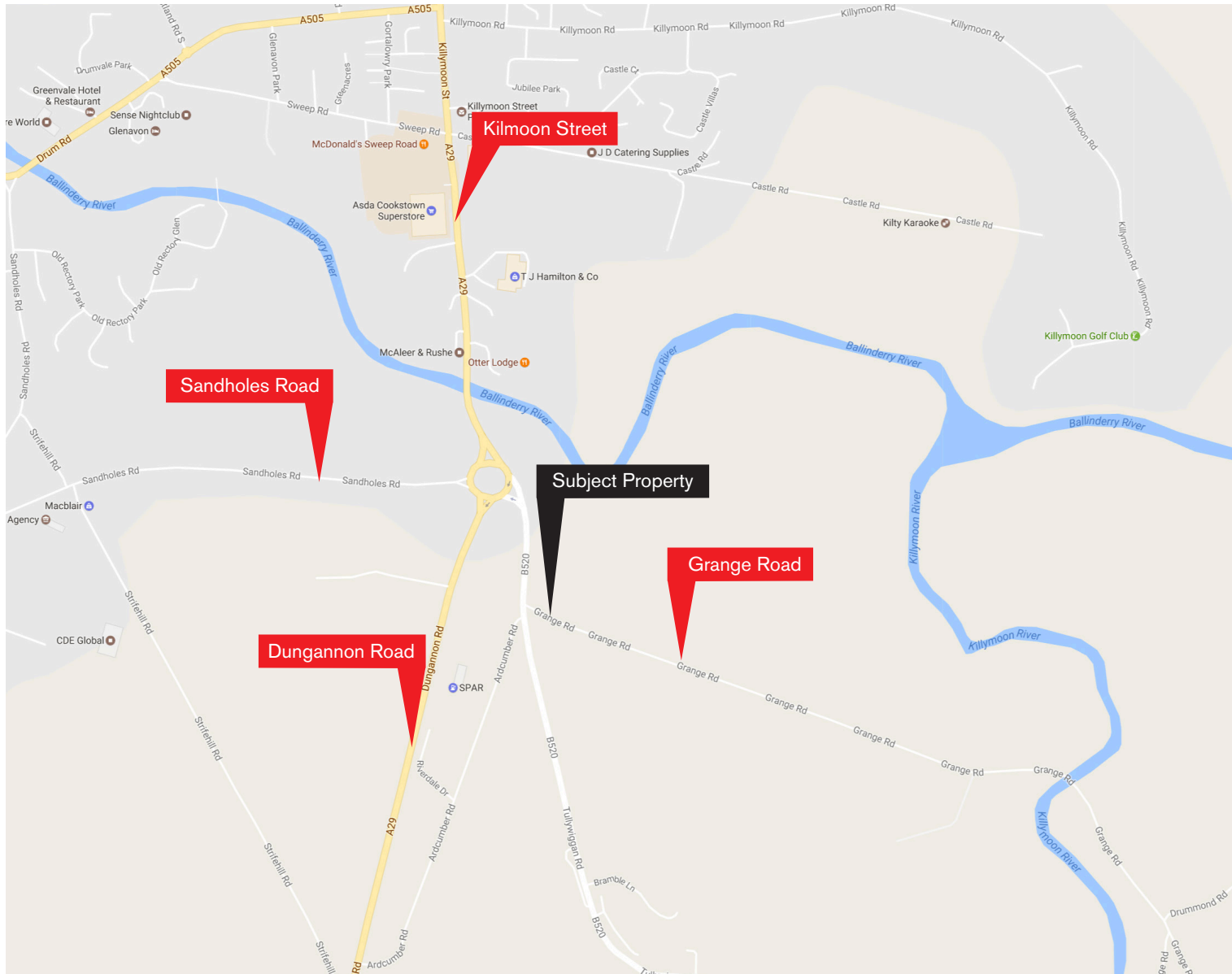
There is a shared Anaerobic Digester on site providing electricity at c. 5pence per unit, further details upon request.

ACCOMMODATION

Units from 13,997 sq ft - 28,013 sq ft



LOCATION MAP



RENT

£140,000 exclusive per annum

TERMS

A new lease on Full Repairing and Insuring terms to incorporate Service Charges and Buildings Insurance is available.

RATES

We have been verbally advised by the Rates authority of the following:

NAV	£82,400
Rate in the £ 2017/18	0.564569
Rates payable	£46,520

VAT

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

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