

# Lisney

## TO LET:

Excellent warehouse accommodation with overhead cranes comprising c. 41,117 sq ft

**UNITS K, T & V, 108-114 MONEYMORE ROAD,  
MAGHERAFELT, BT45 6HJ**

## CONTACT

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## BRIEF

- Warehouse accommodation c. 41,117 sq ft
- Three overhead cranes of 5 and 10 Tonnes
- Prominent central location fronting the A31 Magherafelt Bypass
- Providing excellent access to the M1, M2 & A6 road network
- Potential detached office building comprising 2,031 sq ft over 2 floors (outlined in yellow)





## LOCATION

The subject property is prominently located fronting the new A31 Magherafelt Bypass in a central location in the heart of Mid-Ulster and in close proximity to Cookstown and Magherafelt.

The strategic location benefits from an excellent road infrastructure to the M1, M2 & A6.

## DESCRIPTION

The unit comprises a portal frame warehouse comprising 2 bays and canteen/toilet facilities:

- 6m eaves height in part
- 3 overhead cranes, one x 5 tonne and two x 10 tonne
- Electric roller shutter doors
- Concrete floor with cladding to the walls and roof

## ACCOMMODATION

<i>Unit K</i>	<i>19,431 sq ft</i>
<i>Unit T</i>	<i>19,490 sq ft</i>
<i>Unit V</i>	<i>2,196 sq ft</i>
<i>.....</i>	
<i>Total</i>	<i>41,117 sq ft</i>

- 3 phase electricity with box and strip lighting
- Kitchen and WC facilities
- Alarm & CCTV
- Concrete surfaced shared circulation area with car parking

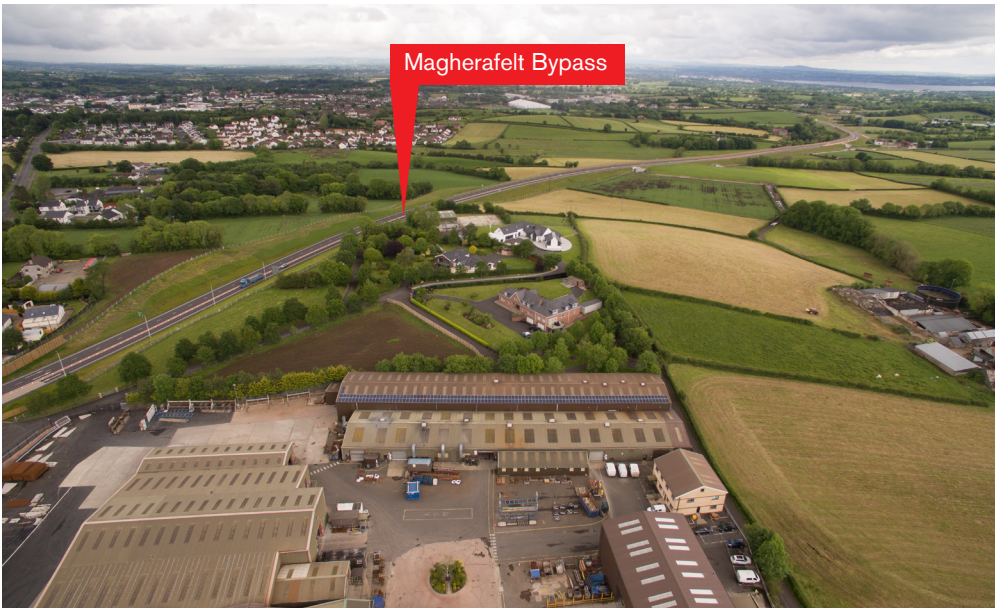
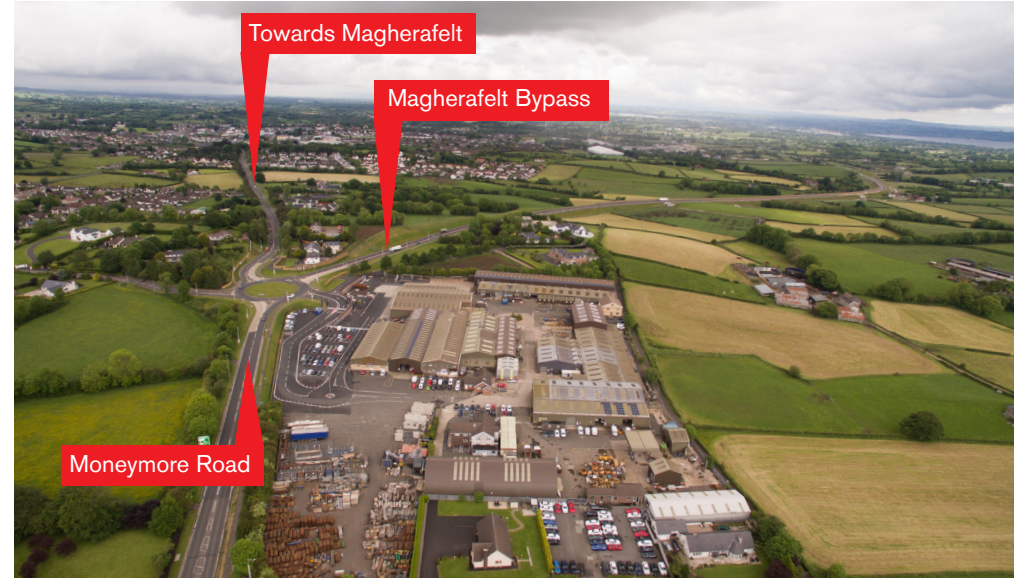
Potential detached office building comprising 2,031sq ft over ground and first floor. Further details on request.

## PHOTOS





## AERIAL IMAGERY





# INTERIOR



POTENTIAL OFFICE BUILDING



*Price on application.*

*A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.*

*To be reassessed upon occupation.*

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

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