



TO LET

36B Lisdoart Road, Ballygawley, Dungannon, BT70 2NG

Excellent warehouse accommodation with ancillary offices comprising c. 113,550 sq ft

Lisney

Features

- Warehouse / distribution facility c. 113,550 sq ft
- 14 external roller shutter doors, 2 of which are dock levelers
- Communal yard, car parking and hard standing
- Prominent location off the main A4/M1 Motorway from Belfast to Enniskillen
- Providing excellent access to the M1 and A5 road network

Location

Ballygawley is located in the middle of Northern Ireland and is approximately 58 miles west of Belfast, 20 miles north west of Armagh, 16 miles south east of Omagh and 13 miles south west of Dungannon. The site is in a potentially strategic position in the context of Northern Ireland, close to the Ballygawley roundabout.

The subject property is located on the outskirts of Ballygawley, and approximately 13 miles southwest of Dungannon, near the junction of the A5 Omagh / Monaghan and A4/M1 Dungannon / Enniskillen roads.

The road networks to Ballygawley are excellent and the subject site is located a short distance off the main network.



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Description

The unit comprises a steel portal frame warehouse with concrete floor comprising 2 bays and ancillary offices, kitchen and toilet facilities:

- 7m eaves height
- Apex 10.7m
- 12 ground level access external electric roller shutter doors
- 2 dock level roller shutter doors
- Concrete floor with part brick / block walls and cladding above
- 3 phase electricity with overhead lighting
- Alarm & CCTV
- 24 hour on site security
- Concrete surfaced shared circulation area with car parking

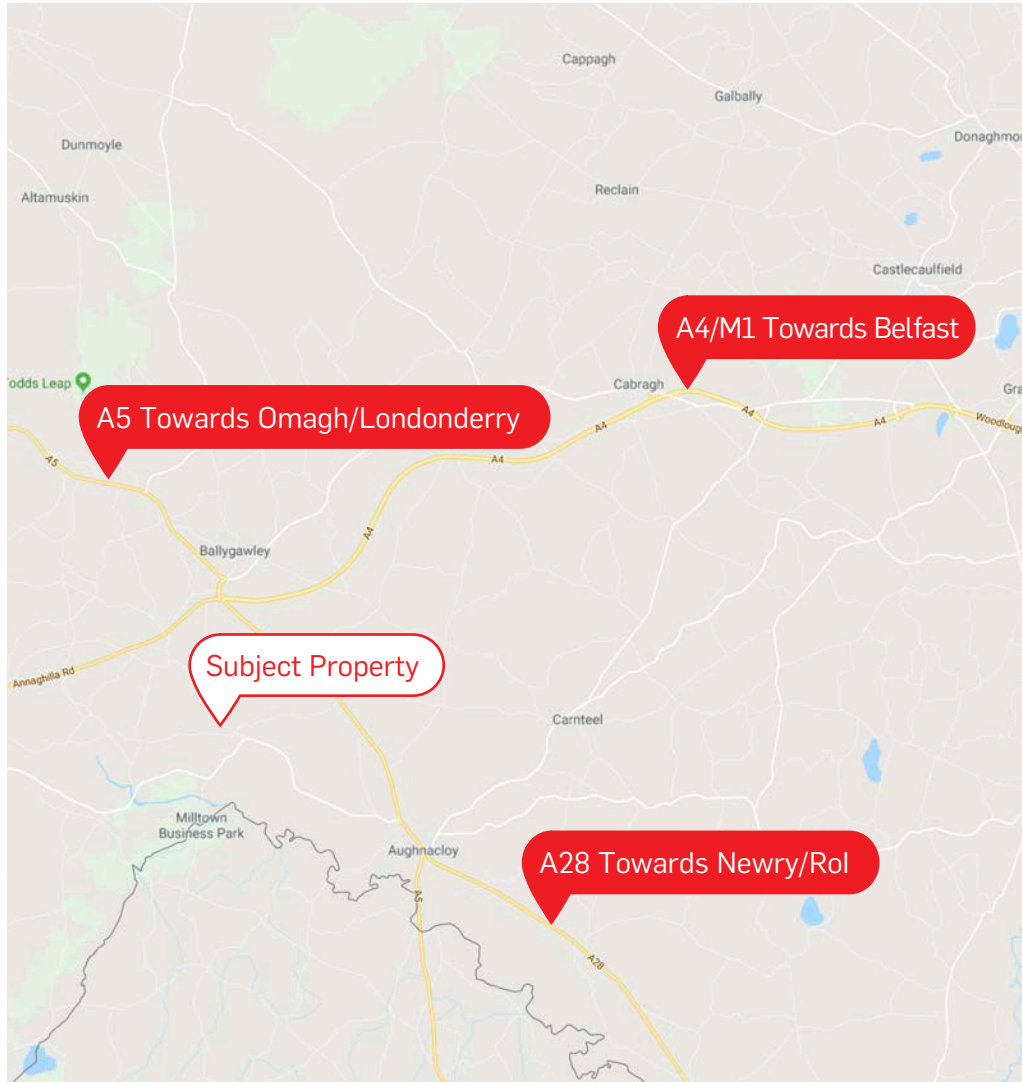


Accommodation

113,550 sq ft approximately

Lease Terms

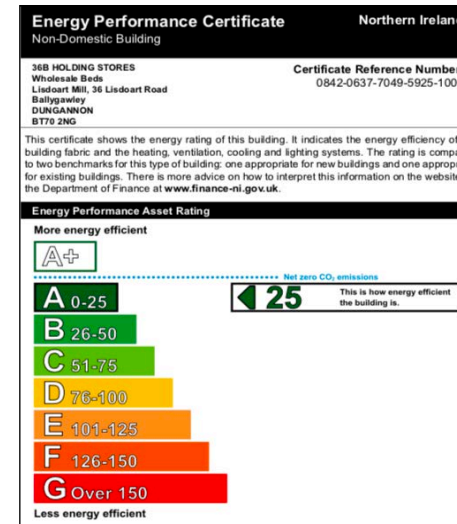
A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.



EPC

The property has an energy rating of A25.

Full certificates can be made available upon request.



Rent

Price on application.

Rates

NAV:	£110,000
Rate in the £ 18/19:	0.576471
Rates Payable 18/19:	£63,412

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Contact

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