



**For Sale**

**COOKSTOWN ROAD, DUNGANNON, BT71 4BB**

Refurbished warehouse unit comprising 27,700 sq ft

**Lisney**

## Features

- Excellent refurbished warehouse unit
- 27,700 sq ft (may sub-divide)
- Shared concrete yard area of c. 1.517 acres
- Excellent location fronting the main A29 Dungannon to Cookstown Road
- Freehold

## 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 subject warehouse comprises steel frame construction fitted with block walls and profiled cladding.

- Concrete floor, block walls and cladding to the upper walls and roof
- Various eaves heights from 4.7m – 5.6m approximately
- 3 phase electricity (to be installed)
- Lighting and transparent roof panels
- 3 x electric roller shutter doors to the front elevation
- 4 x electric roller shutter doors to the side elevation



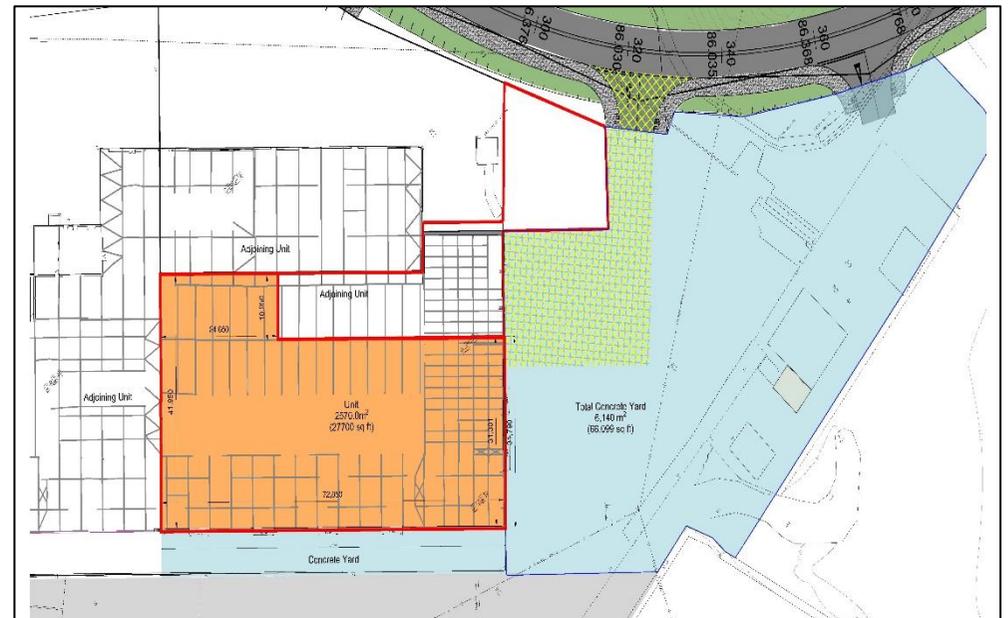
The site currently provides a large shared concrete surfaced circulation area of c. 1.517 acres and car parking with perimeter fencing and is accessed via double gates.

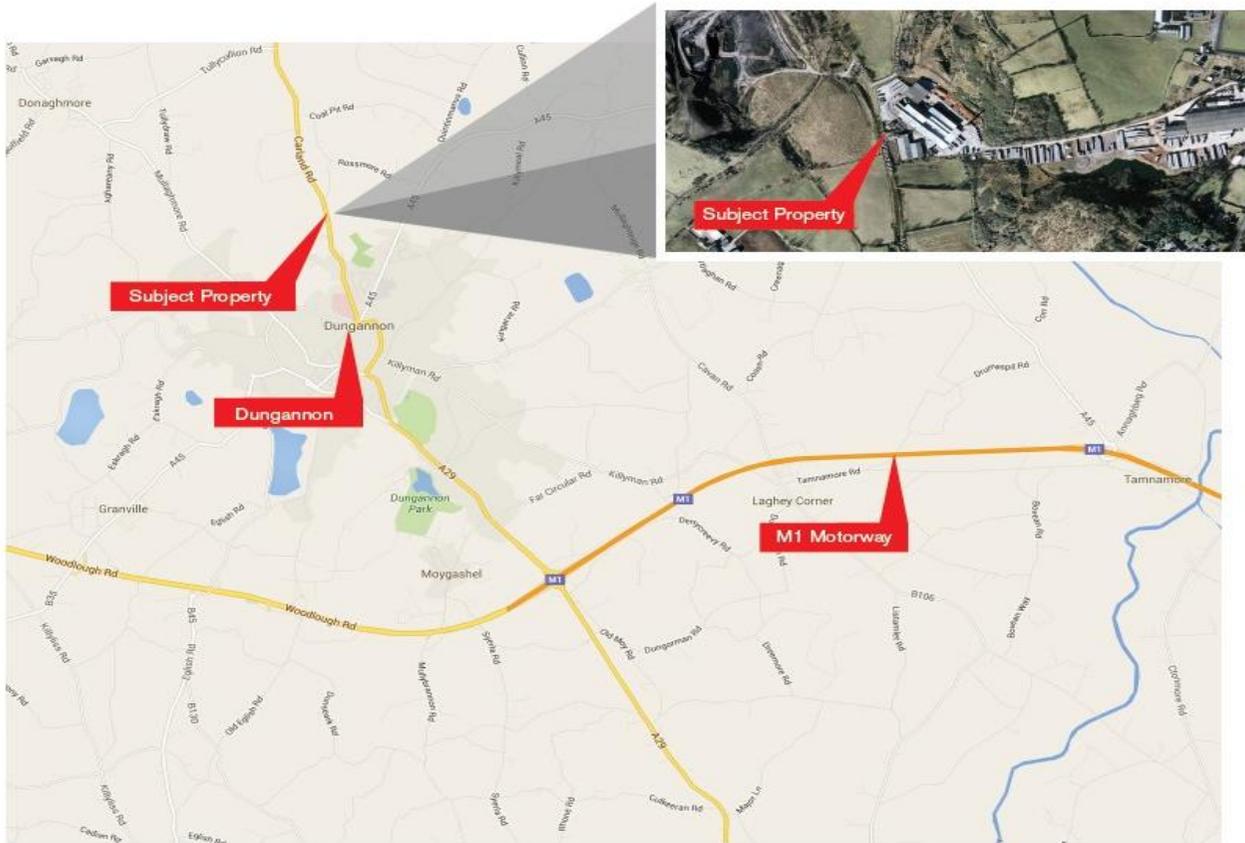
## Accommodation

The remaining accommodation comprises a total of 27,700 sq ft (highlighted orange) with a shared concrete yard area of c. 1.517 acres (highlighted blue) and can potentially be split into two units, if required:

- Unit 1 10,380 sq ft
- Unit 2 17,320 sq ft

**Please Note: All the concrete yard plus a small office building may also be available to purchase and would provide a self-contained site, further details upon request.**





## Asking Price

Price on Application

## Title

We understand the property is Freehold

## Rates

To be re-assessed upon occupation

## Stamp Duty

This will be the responsibility of the purchaser

## VAT

We understand that VAT is applicable on the sale

## Contact

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## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

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Lisney

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