

Augher Business Park, 9 Crossowen Road, Augher, BT77 0BA

To Let

Warehouse / Business Units from 3,466 sq ft to 21,463 sq ft (322 sq m to 1,993.9 sq m)

On a Self Contained Site of 3.35 acres (1.35 hectares)



Lambert
Smith
Hampton

Location

Augher is a small village in Co. Tyrone situated halfway between Ballygawley and Clogher. The A4 Dungannon to Ballygawley road has been upgraded in recent years reducing journey time and connectivity to Belfast which is located approximately 57 miles to the North East. Dungannon is located approximately 18 miles to the North East and Enniskillen approximately 25 miles to the South West.

Augher Business Park is prominently situated on Crossowen Road benefitting from a 205m frontage onto the main link road between Ballygawley and Enniskillen.

Belfast Port – 60 miles
Dublin Port – 98 miles
Warrenpoint Port – 49 miles

Belfast International Airport – 57 miles
Belfast City Airport – 62 miles
Dublin Airport – 93 miles

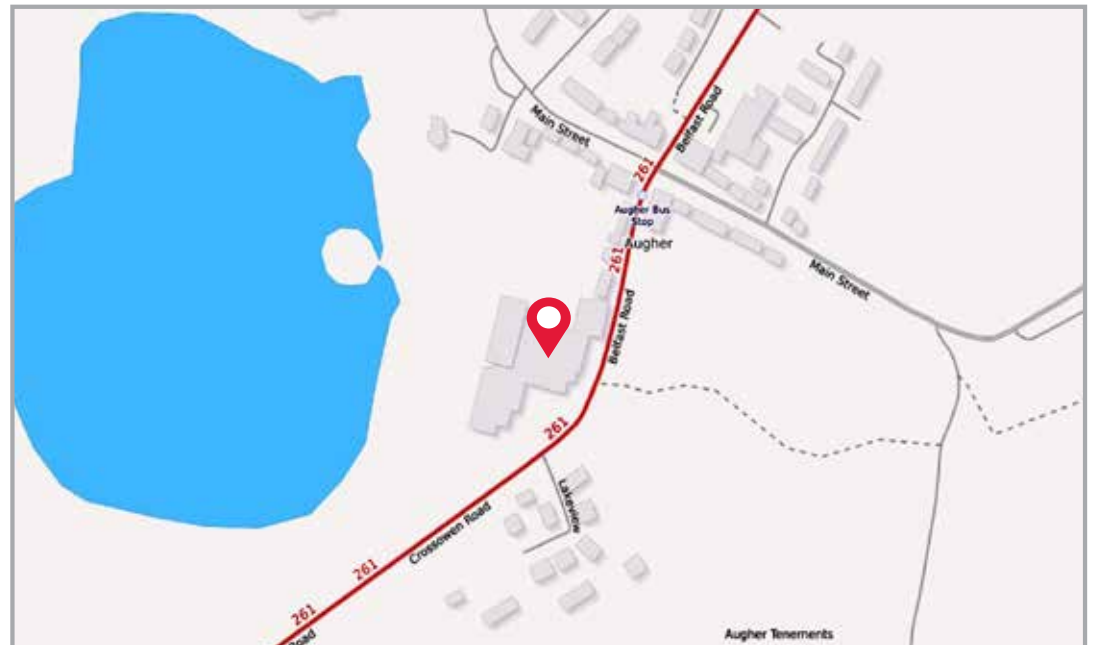
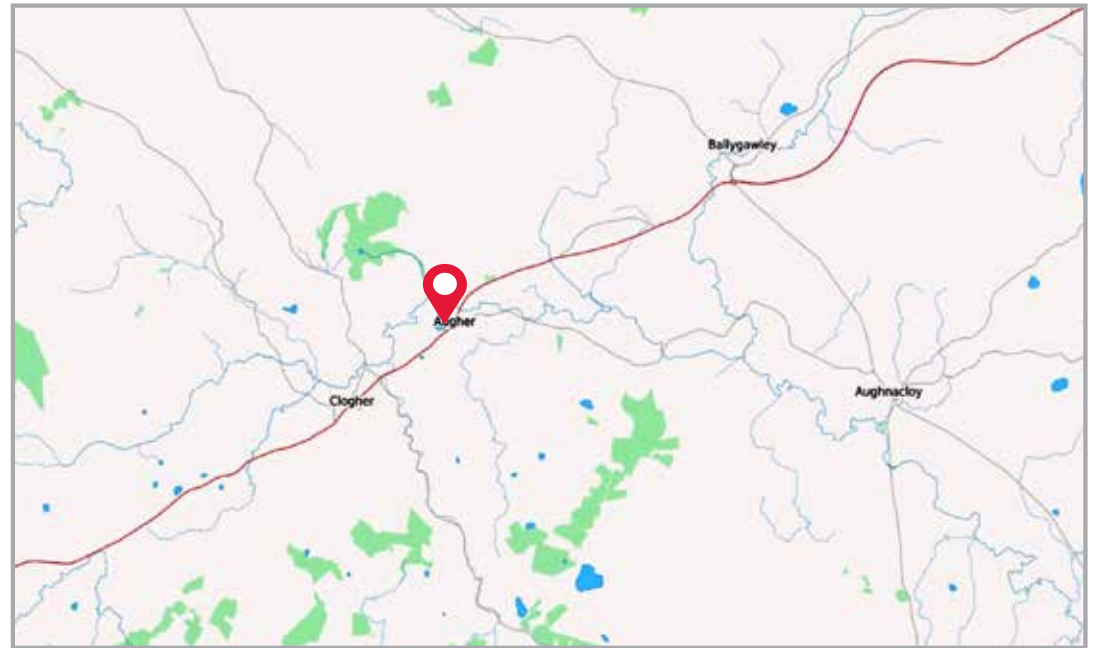
Description

Augher Business Park is undergoing extensive refurbishment to provide 8 no. buildings suitable for a wide range of business uses in the Augher area. Potential uses include:-

- Warehousing
- Chill Stores
- Offices
- Business Units
- Yard Space

The Park benefits from a large site area of 3.35 acres allowing for good circulation and parking provision for any potential occupiers.

Units can be tailored to suit specific requirements, please contact the agent for further information.



For Indicative Purposes Only

Schedule of Accommodation

	Type	Size Sq Ft	Size Sq M	Status
Unit 1	Warehouse			AGREED
Unit 3	Workshop	3,466	322	UNDER OFFER
Unit 4	Chill Store	9,494	882	TO LET
Unit 5	Chill Store	8,503	790	TO LET
Unit 6	Workshop			LET
Unit 7	Workshop			LET
Unit 8	Office			LET
Total		28,392	2,637	

Lease Details

Term - By negotiation.

Rent - Price on application.

Repairs - Full repairing and insuring basis.

Building Insurance - Tenant's to reimburse the Landlord with the cost for insuring the premises.

Service Charge - A service charge is applicable to cover the management and upkeep of the Park. The cost for the current year is estimated at £0.25 psf.



Site Plan





Unit 4



Unit 5



Unit 1



Unit 2



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Rates

We have been advised by Land and Property Services that the subject property is to be re-assessed.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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