

76 Ballynakilly Road, Coalisland, Dungannon, Co Tyrone, BT71 6HD

**For Sale**

Industrial/Manufacturing Complex totalling 91,350 sq ft on a Self-Contained Site of 10.48 acres



**Lambert  
Smith  
Hampton**



## Location

The subject property is situated fronting the Ballynakilly Road; the main transport corridor (A45) from Coalisland to the M1 Motorway. The property is strategically located approx 1.5 miles from Coalisland and 3.0 miles from the M1 Motorway. Belfast is only a c.30 minute drive. Both Dungannon and Cookstown are short drives.

Major companies in close proximity include Terex, McCloskeys, Capper Feeds, Terramac Fabrications, Irwin Aggregates, Chieftain Trailers and Geda.

## Description

Modern production facility with ancillary offices which was constructed in 1993 with a second phase completed in 1998. Both the production areas and offices which have been attractively refurbished recently are very well presented.

Externally there are spacious yard areas and there is plenty of room for extensions/additional new buildings.

### Office

- Aluminium fenestration
- Tiled/Carpeted floors
- LED/Fluorescent strip lighting
- WC facilities
- Plastered and painted walls
- 5 person passenger lift
- Air-Conditioning
- 200Mb fibre optic broadband
- CAT 6 cabling
- Rewired late 2018
- Canteen and kitchenettes

### Plant 2

- 5no. bay warehouse;
- Steel portal frame;
- Part block/part clad elevations;
- Double skin roof;
- Eaves height of 6.55m.
- Polished concrete floor;
- Fluorescent strip lighting;
- 6no. overhead cranes;
- 7no. electric roller shutters;
- Compressed air lines in situ.

### Plant 4

- Barrelled roof;
- 3-phase power supply;
- Powermatic space heater;
- Roller shutter door;
- Fluorescent strip lighting.

### Additional Lands

- Approx. 3.19 acres at rear of the holding.

### Plant 1

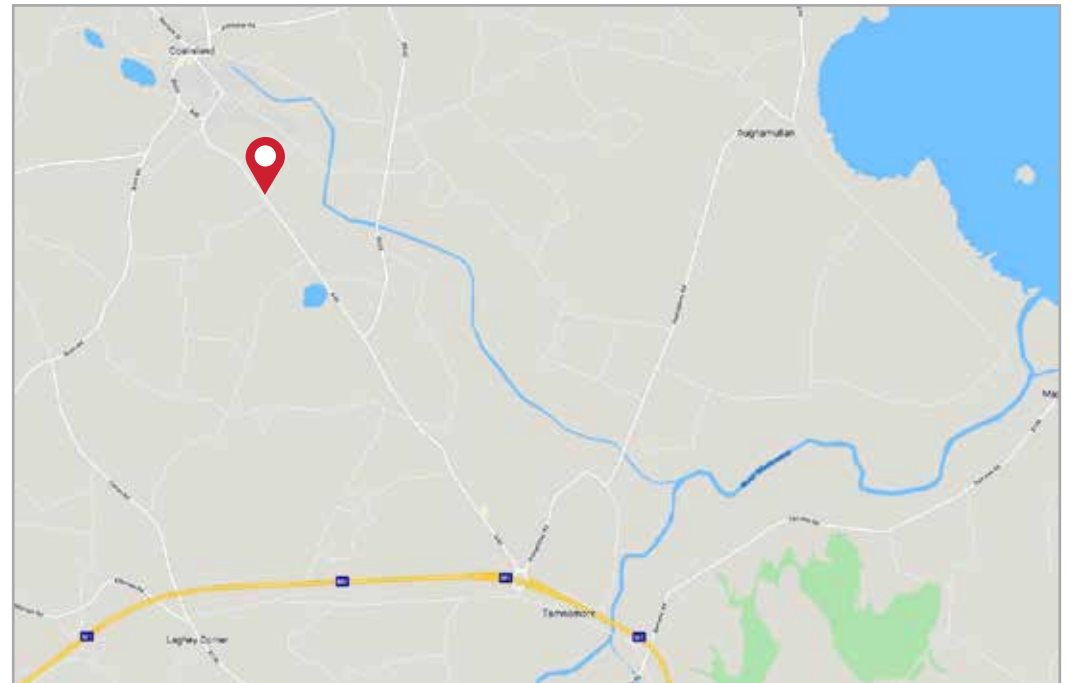
- 2no. segments - 2 storey office block and industrial/workshop space to the rear;
- Mix of ceramic tiled, vinyl and carpet flooring;
- Plaster and painted walls;
- Suspending ceilings with recessed fluorescent lighting;
- Perimeter trunking and air conditioning units;
- 8 no. electric roller shutters;
- 4 no. operational walls;
- Profile metal cladding;
- Eaves height of 6.40m.

### Plant 3

- Steel portal frame construction;
- Part block and part profile clad elevations;
- Double skin roof;
- Concrete flooring;
- Fluorescent strip lighting;
- Eaves height of 5.30m;
- 2no. electric roller shutters;
- A lean-to is positioned to the rear.

### Plant 5

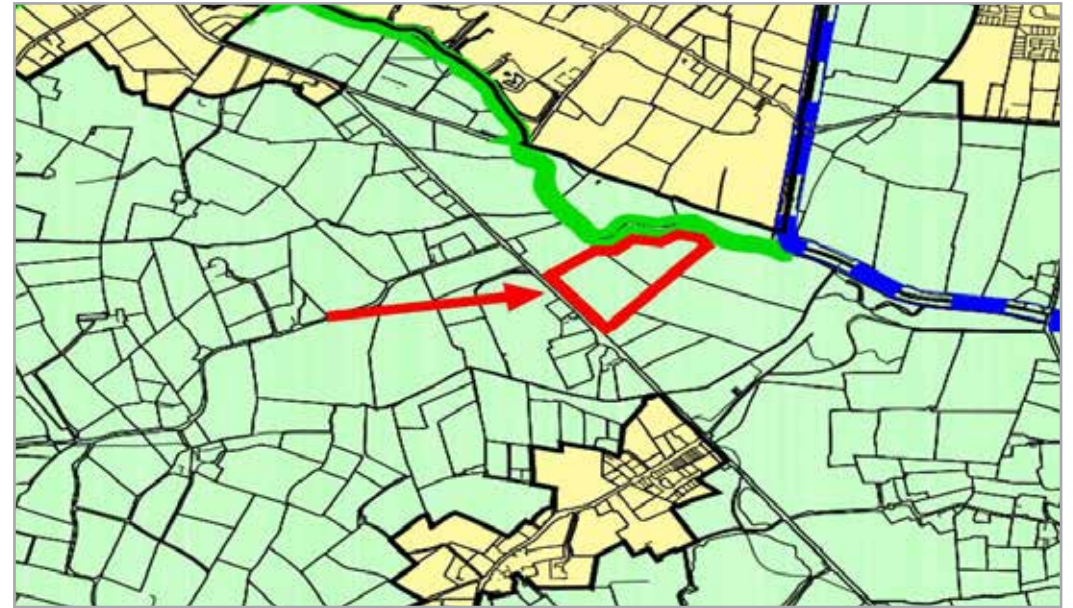
- Blockwork walls;
- Profile cladding;
- Fluorescent strip lighting;
- Single Phase supply;
- Open elevation on one side.



For Indicative Purposes Only

## Schedule of Accommodation

Description	Sq Ft	Sq M
<b>Office</b>		
Ground Floor Office	4,787	444.72
First Floor Offices	4,787	444.72
Mezz Office	365	33.91
<b>Factory</b>		
Plant 1	32,589	3,027.59
Plant 2	32,576	3,026.38
Mezz	1,212	112.60
Plant 3	5,695	529.08
Mezz	1,322	122.82
Lean to	780	72.46
Plant 4	2,351	453
Plant 5 (open store)	4,886	453.92
<b>Total Internal Area</b>	<b>91,350</b>	<b>8,486.61</b>



## Title

We are advised the property is held freehold with no onerous or restrictive covenants.

## Zoning

The subject is situated within the countryside and just outside the Development Limit of Coalisland within the Dungannon and South Tyrone Area Plan 2010.



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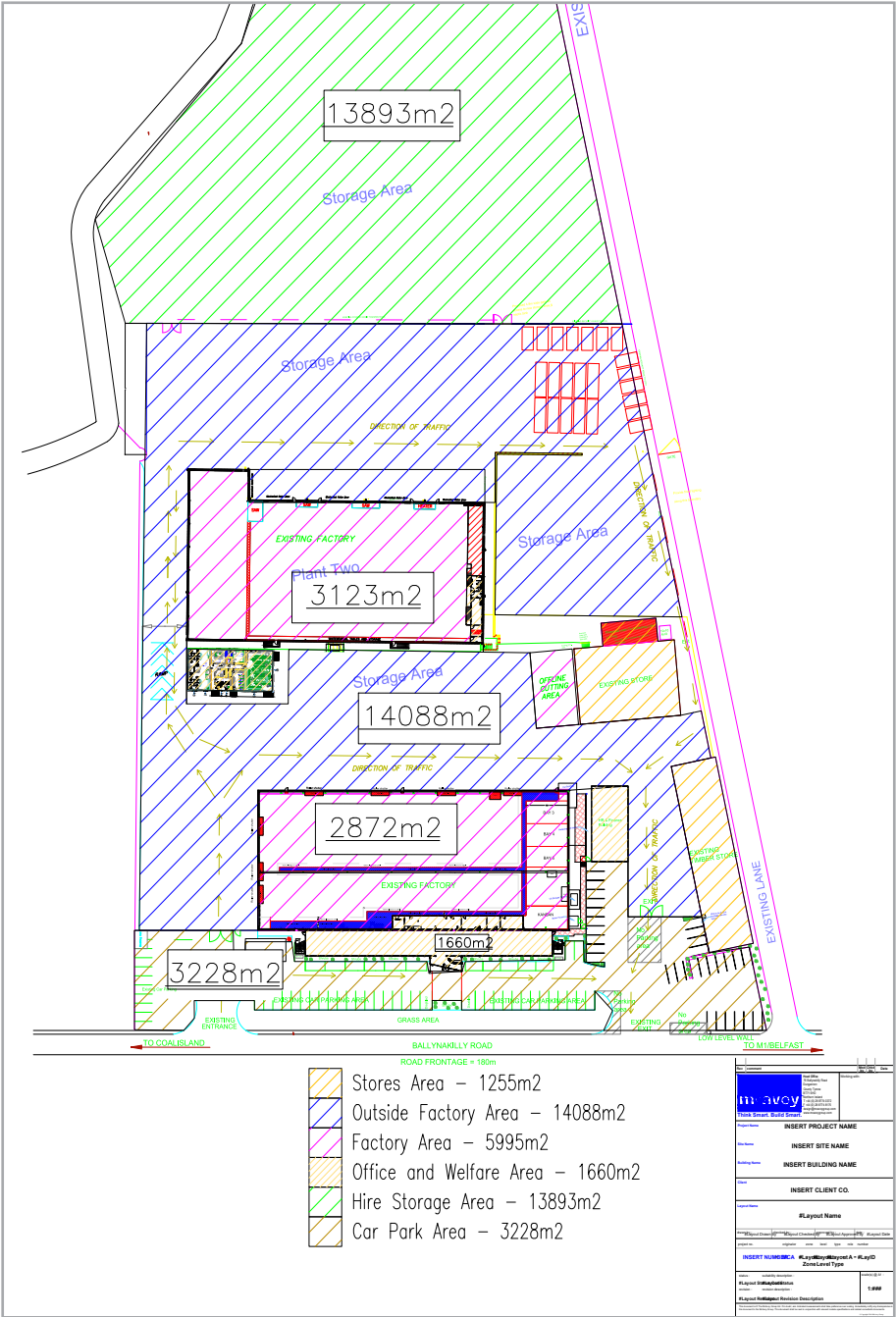
## Unit Layout Plan



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Overall Plan





## Photos of Offices







## Photos of Plant & Yard Areas









## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £156,950

Rate in £ 20/21: £0.5861

Rates payable, if applicable: £91,988

The property may be classified by Land and Property Services as an industrial hereditament. We would advise prospective purchasers to make their own enquiries in relation to same.

## Price

Asking for offers in the region of **£2,500,000 (Two Million, Five Hundred Thousand Pounds Sterling) exclusive.**

## Stamp Duty

This will be the responsibility of the purchaser.

## Energy Performance Certificate

The property benefits from an EPC rating of TBC and the Energy Performance Certificate is available upon request.

## Value Added Tax

We are advised that the subject property is not registered for VAT but we are awaiting clarification from HMRC.

## Further Information

For further information, please contact:-

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