

# TO LET - NEW BUILD WAREHOUSE

5 FYFIN WAY, VICTORIA BRIDGE, STRABANE, BT82 9JH

**CBRE NI**

PART OF THE AFFILIATE NETWORK





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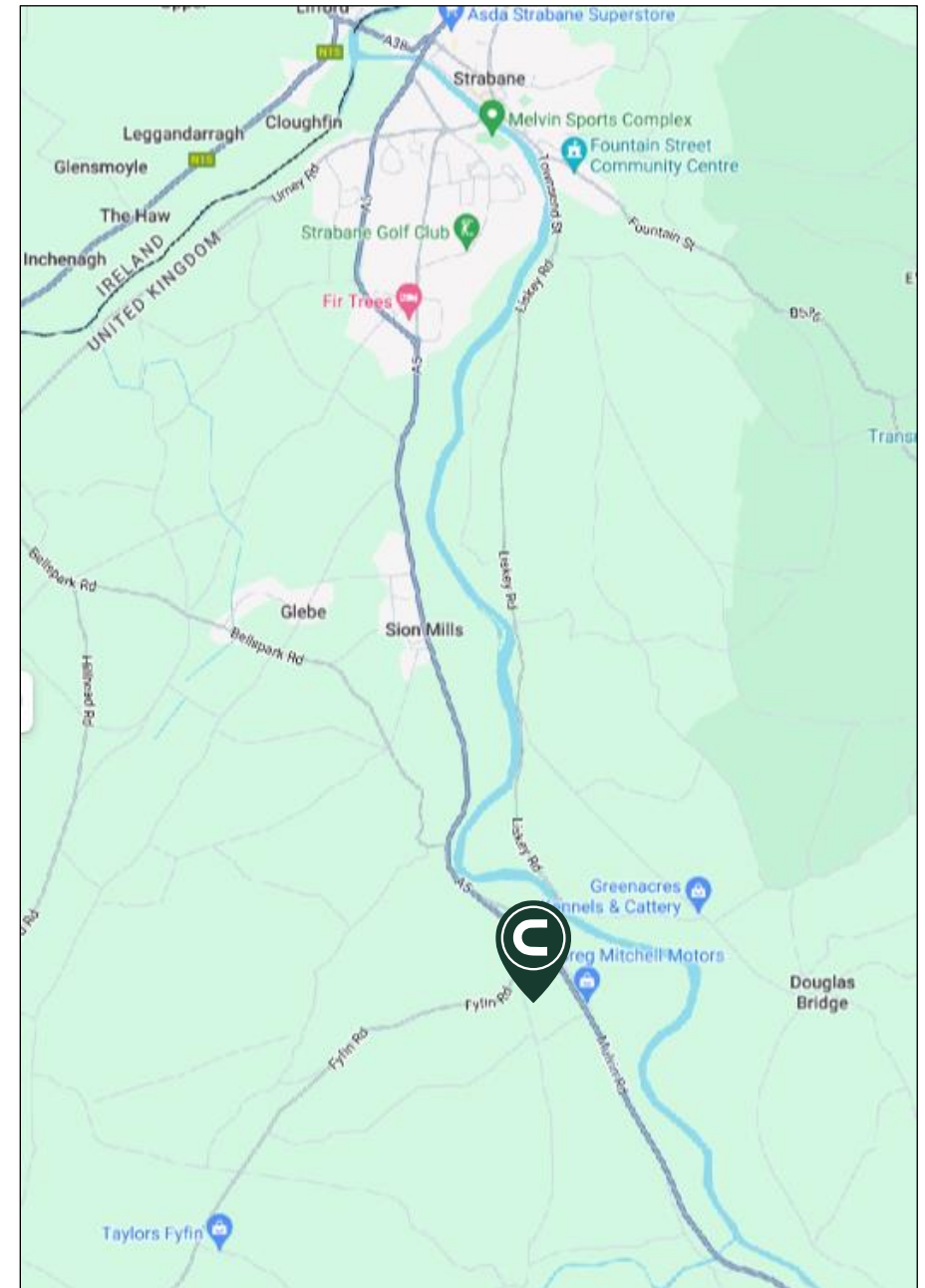
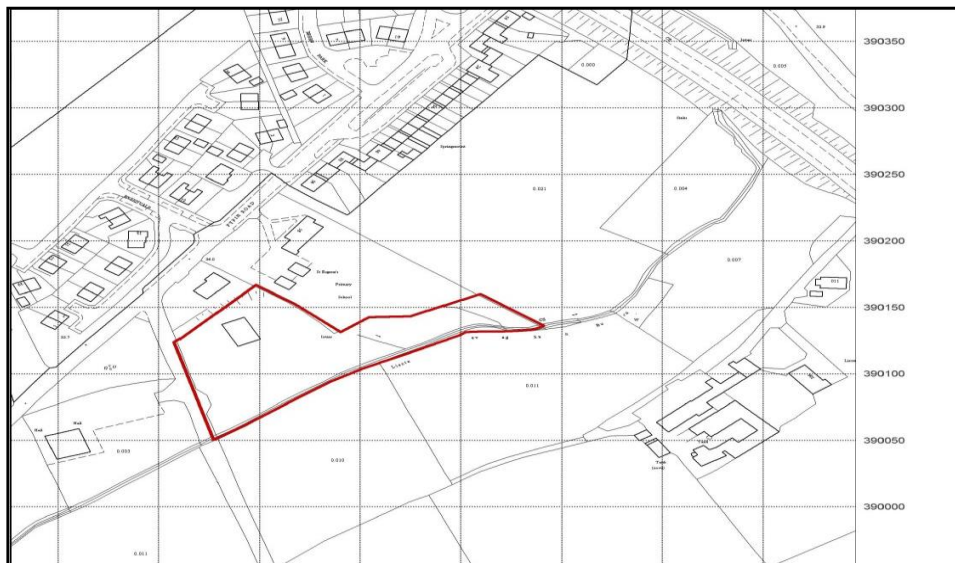
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## Location

Strabane is a major town with a population in excess of 40,000 people. The town is c. 18 miles northwest of Omagh and c. 10 miles southwest of Londonderry. Strabane is also located c. 2 miles from the border and benefits from high levels of cross border trade.

The subject site is located within Victoria Bridge to the rear of 60 Fyfin Road and the primary school at 58 Fyfin Road. Fyfin Road is approximately 5 miles from Strabane town centre and is accessed via Victoria Bridge.

The site will benefit from the new tun off at Junction 9 as part of the new A5 motorway upgrade. The A5 is the main north-south route in the west of the province connecting the A4/M1 route which runs across the south of the province to the A6 route which runs across the north.



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## Description

The subject property is located on a self-contained site extending to approximately 2 acres. Planning has been passed for a B4 storage unit (LA11/2022/0009/F) totalling approximately 18,500 sq ft. Currently under construction the unit is expected to be ready for handover in Q3 2024.

## Lease Details

Area	18,500 Sq Ft
Rent	£92,500 p.a. exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

## Rateable Value

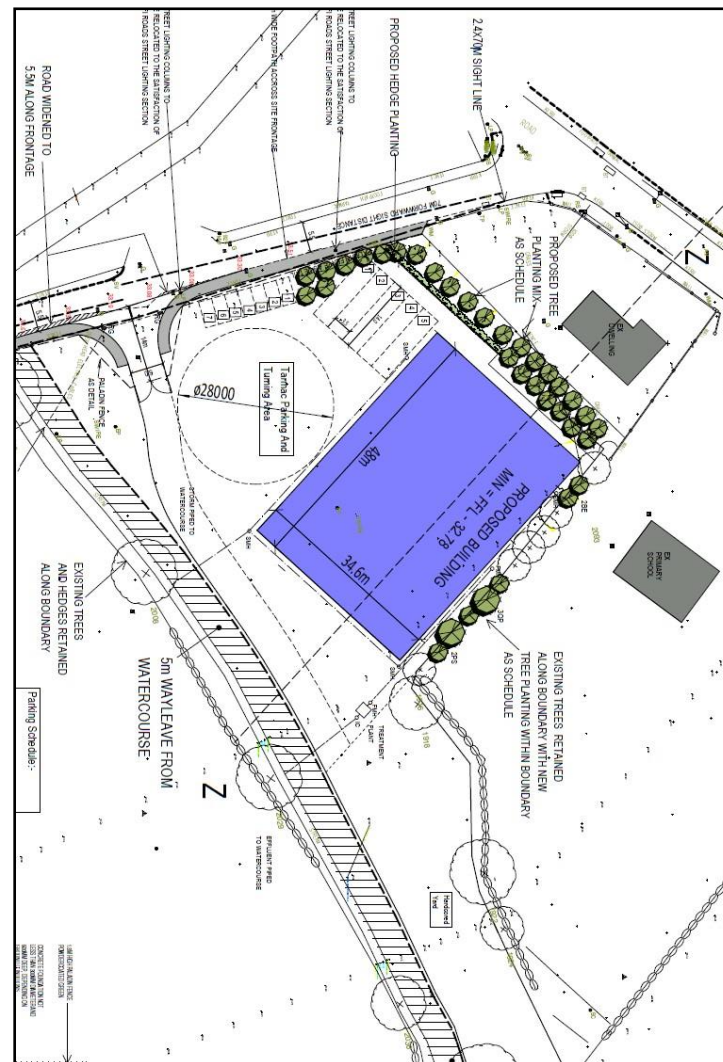
To be assessed when construction is complete.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## EPC

An EPC will be provided once the building has been constructed.



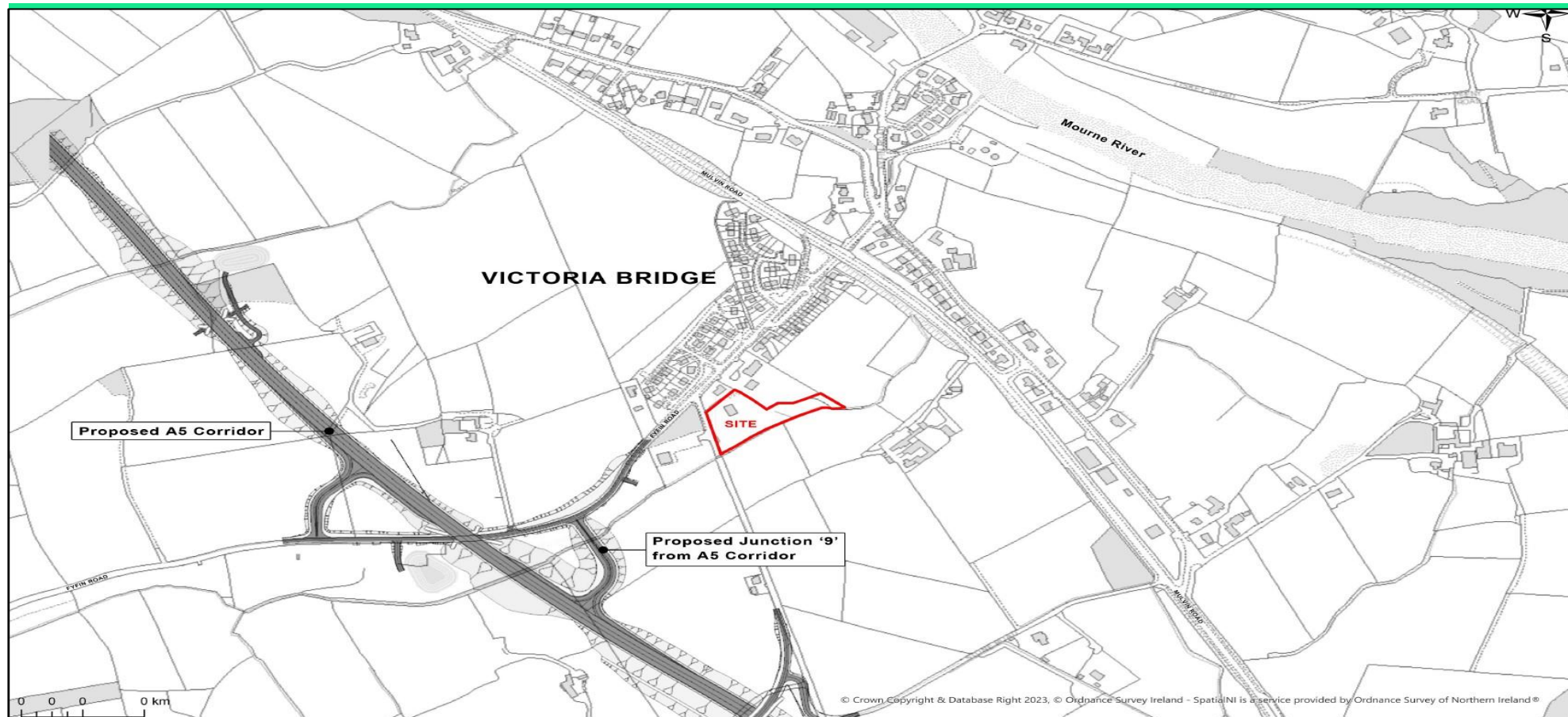
## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

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