

To Let

Secure Yard, Linc Business Park,
Castledawson Road, Magherafelt BT45 8DP



CUSHMAN &
WAKEFIELD



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Property Highlights

- Secure stoned yard
- Stoned & fenced
- Extends to approx. 0.56 acres
- Located within Linc Business Park
- Price On Application

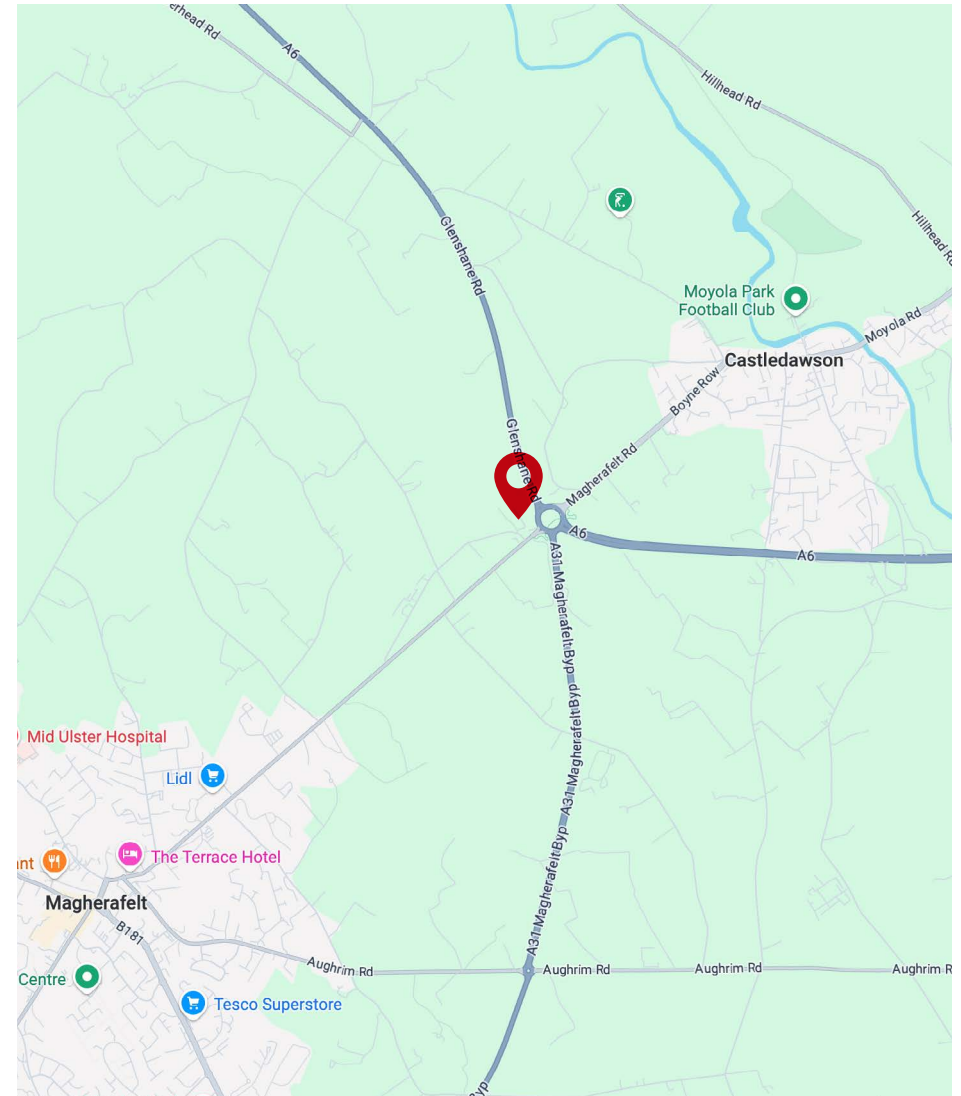
Location

The subject is strategically located on the Castledawson Road directly adjacent to Castledawson Roundabout on the western periphery of Castledawson and 2 miles from Magherafelt. Belfast is approximately 32 miles, Derry/L~Derry c.38 miles, Cookstown c.12 miles and Maghera c. 7 miles.

The Castledawson Roundabout, known as the 'gateway to Mid Ulster', is an integral section of the North Western Transport Corridor with over 20,000 vehicles using the roundabout to travel between Belfast and Derry daily. The improved M2 and A6 road system has vastly reduced travel times between the provinces largest economies.

Description

- Self-contained yard totalling approximately 0.56 acres / 24,400 sq.ft
- The yard can be leased in its entirety however is also capable of sub-division (subject to agreement).
- The yard is stoned and fenced and located within the secure Linc Business Park
- Suitable for a variety of commercial uses.



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Rates

TBC.

Lease Terms

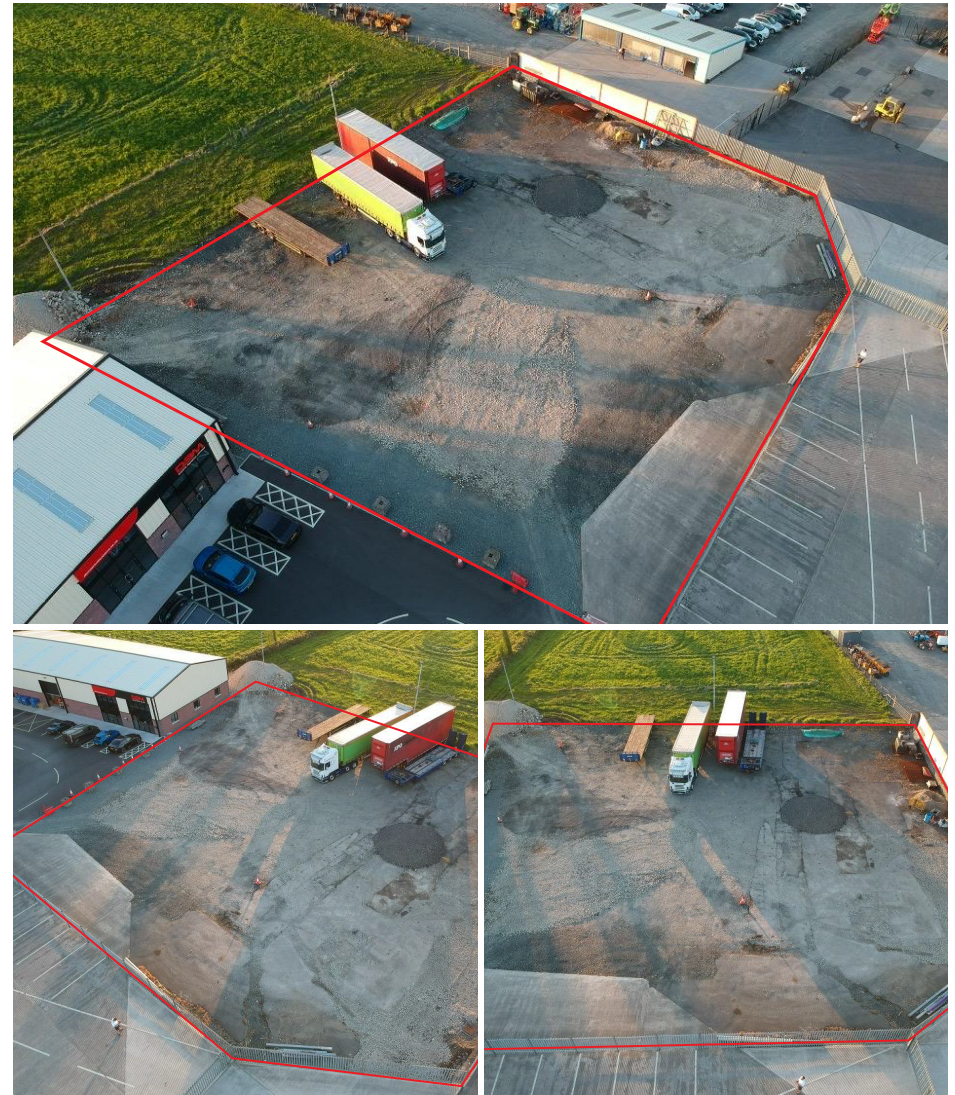
Term: Negotiable

Rent: On application

Repairs: Tenant responsible for all maintenance and repairs

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



EPC

Awaiting EPC

McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

Martin McKibbin

028 9023 3455

martin.mckibbin@cushwake-ni.com

James Russell

028 9023 3455

james.russell@cushwake-ni.com



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