



**finch**<sup>TM</sup>

**To Let**

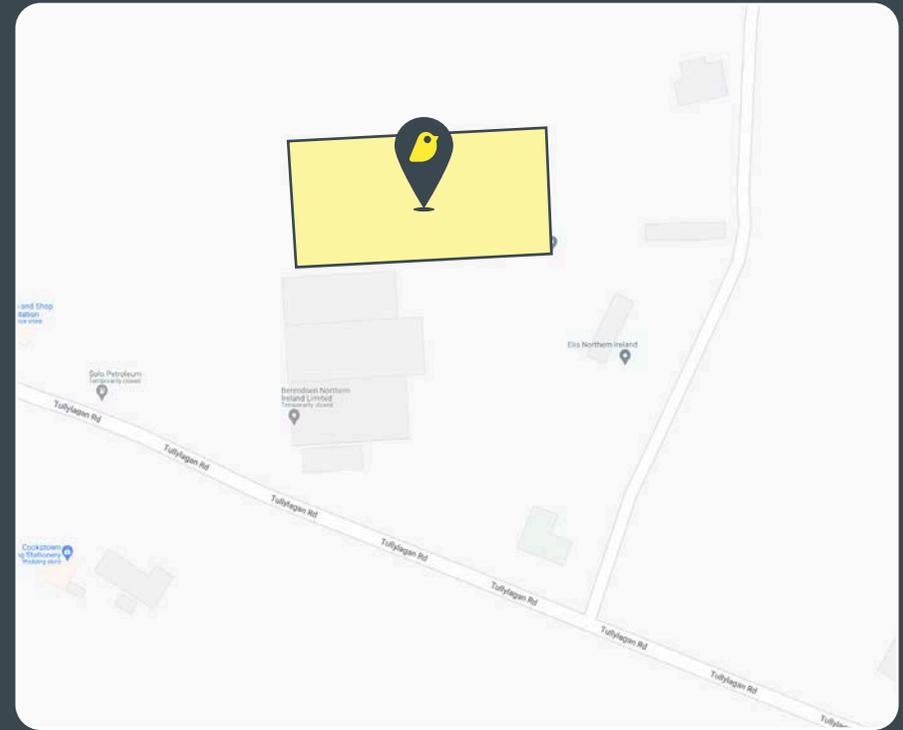
**Confidential** | Staff Unaware

**14 Tullylagan Road,  
Cookstown, BT80 9AZ**

**Warehouse Accommodation with Offices**

**36,434 Sq Ft (3,384.84 Sq M)**

# Location



The subject property is located on Tullylagan Road, approximately 4 miles South of Cookstown and 6.5 miles north of Dungannon and benefiting from excellent access to the road network giving easy access to Belfast International Airport and Belfast Port.

The mid ulster area has a population of over 150,000, with a well skilled workforce is home to 12% of NI Businesses. During 2022 the area produced export sales of £5,085m (Invest NI) with significant investment in the Advanced Engineering, Manufacturing and Construction sectors.

The surrounding area is predominantly commercial/manufacturing uses where nearby occupiers include Elis NI and Reid Engineering.

# Description

The property comprises a large warehouse space with additional office space arranged over 2 levels.

The premises are constructed around a steel portal frame with block work walls enclosed in PVC coated double skinned insulated cladding.

The office area is finished to a reasonable standard to include, carpeted floor and recessed lighting and provides a good provision of private office, kitchen, WC's and storage room accommodation.

The premises are heated by an oil fired central heating system. There is a 20kw P.V. system located on the roof.

Externally there is a generous concrete yard and parking area to the front leading directly to a 4.8m high roller shutter door.



# Accommodation

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	32,960	3,062.1
	Offices	1,737	161.37
First	Offices	1,737	161.37
<b>Total</b>		<b>36,434</b>	<b>3,384.84</b>

Height To Eaves: 5.75m

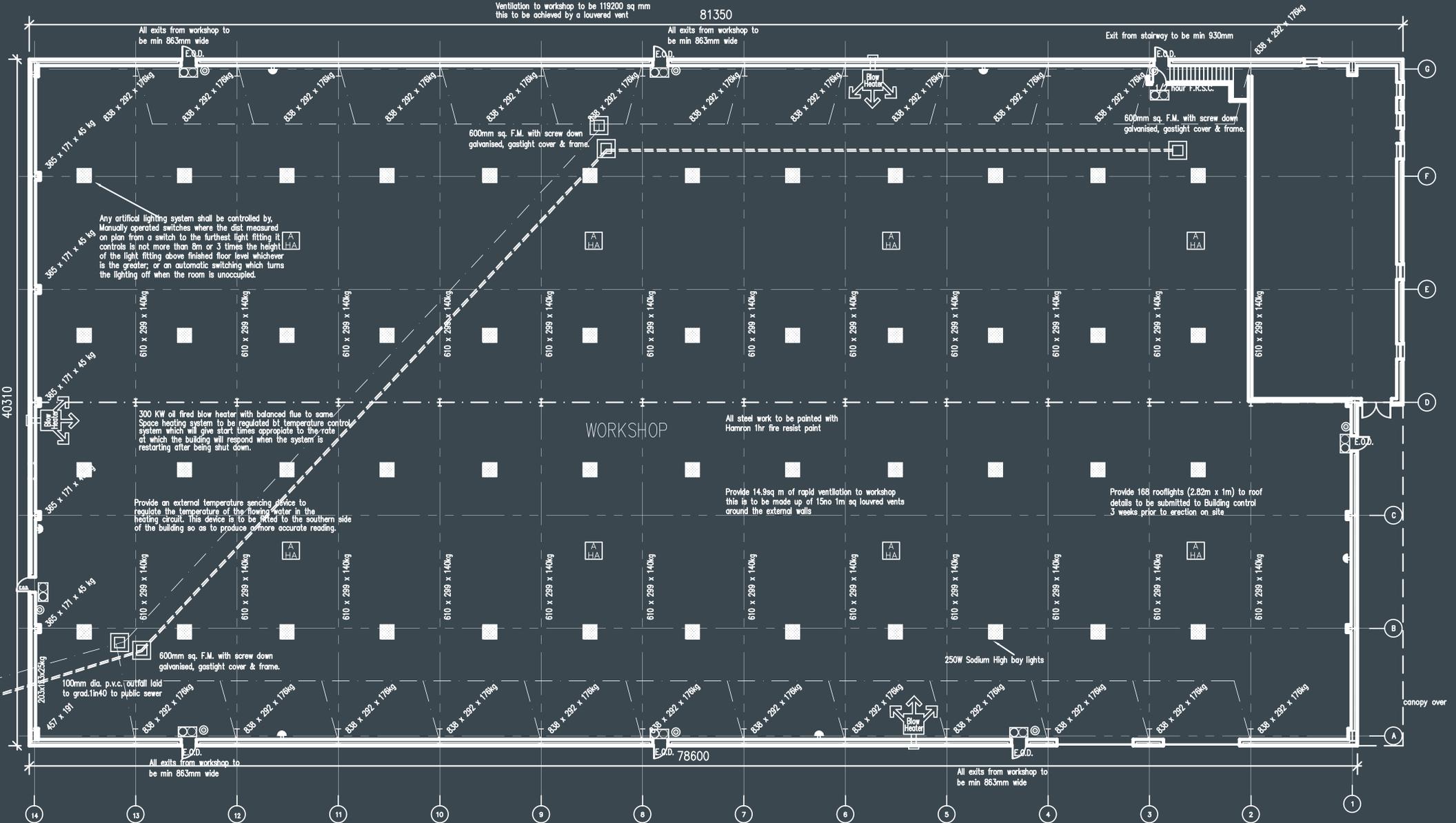
<b>Tenancy Details</b>	Negotiable, subject to periodic review.
<b>Rent</b>	£3.50 Per Sq Ft
<b>Service Charge</b>	A service charge will be levied for the general maintenance and upkeep of the common parts.
<b>Rates</b>	Rates will be payable by the tenant at the prevailing rate. NAV: £62,950 Rates Payable: £33,580.61 (23/24)
<b>VAT</b>	All charges and outgoings will be liable for VAT.



# Ground Floor Warehouse

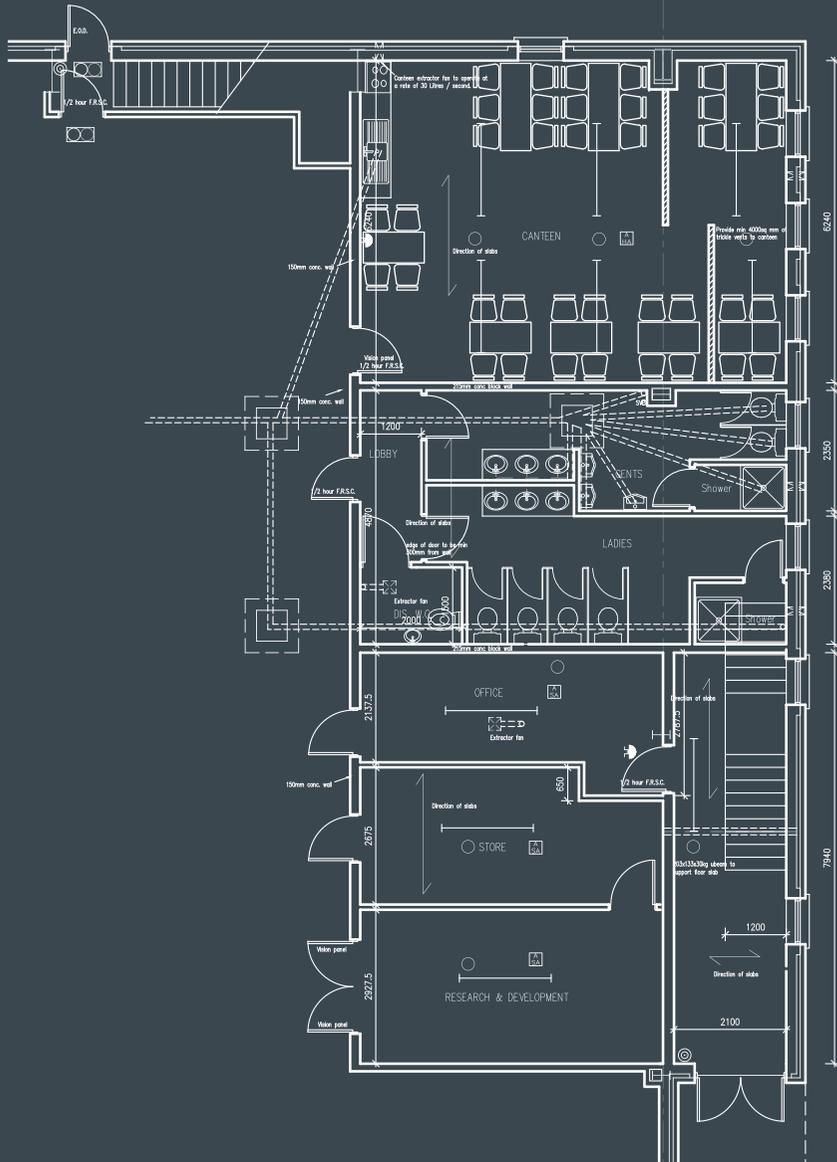
Ventilation to workshop to be 119200 sq mm  
this to be achieved by a louvered vent

81350

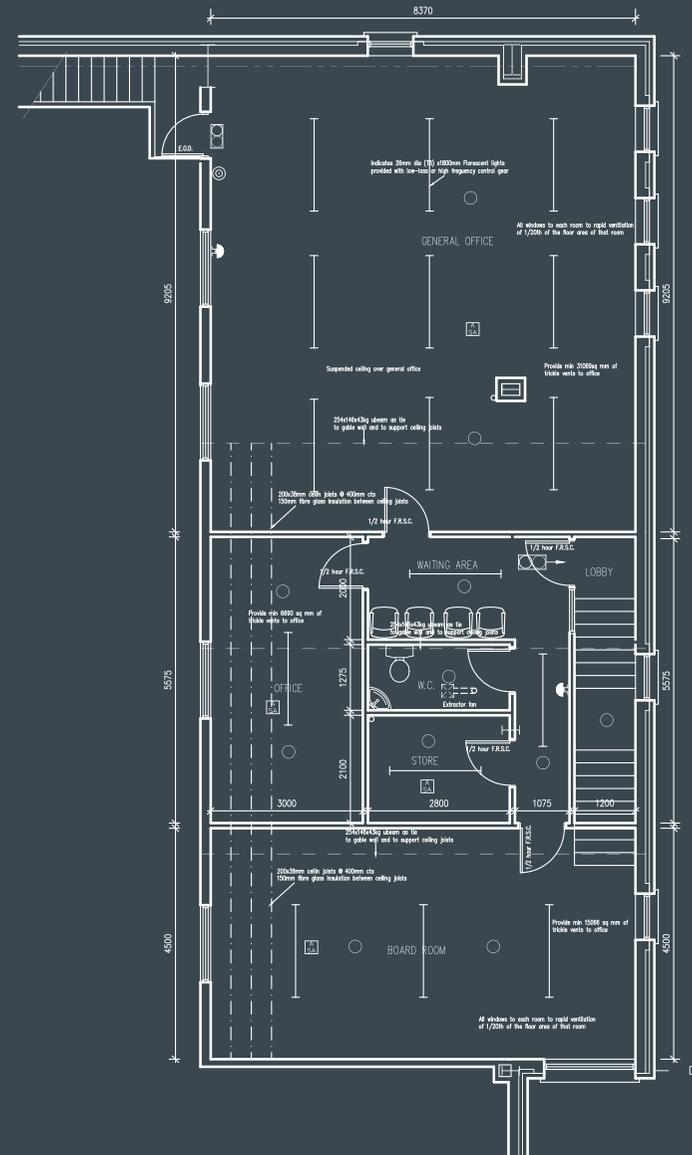


78600

# Ground Floor Offices



# First Floor Offices



## Contact

**Alana Coyle**

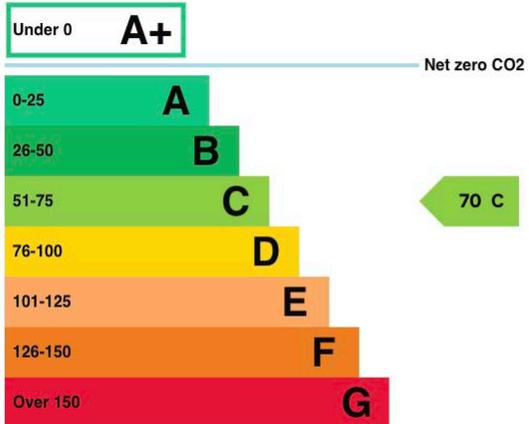
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## EPC - 70 | C

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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