



For Sale

COOKSTOWN ROAD, DUNGANNON, BT71 6LA

Refurbished warehouse unit comprising 27,700 sq ft on a shared site of c. 1.517 acres

Lisney

Features

- Excellent refurbished warehouse unit
- 27,700 sq ft (may sub-divide)
- Shared concrete yard area of c. 1.517 acres
- Excellent location fronting the main A29 Dungannon to Cookstown Road
- Freehold

Location

The subject property is located approximately 1.3 miles (2 km) north of Dungannon Town Centre.

The property is strategically located off the A29 Cookstown Road, in a semi-rural location fronting the soon to be developed The Brickworks Business Park.

With excellent road frontage the property is also located in close proximity to the M1 Motorway and benefits from good transport links to the Mid-Ulster area.



Description

The subject warehouse comprises steel frame construction fitted with block walls and profiled cladding.

- Concrete floor, block walls and cladding to the upper walls and roof
- Various eaves heights from 4.7m – 5.6m approximately
- 3 phase electricity (to be installed)
- Lighting and transparent roof panels
- 3 x electric roller shutter doors to the front elevation
- 4 x electric roller shutter doors to the side elevation

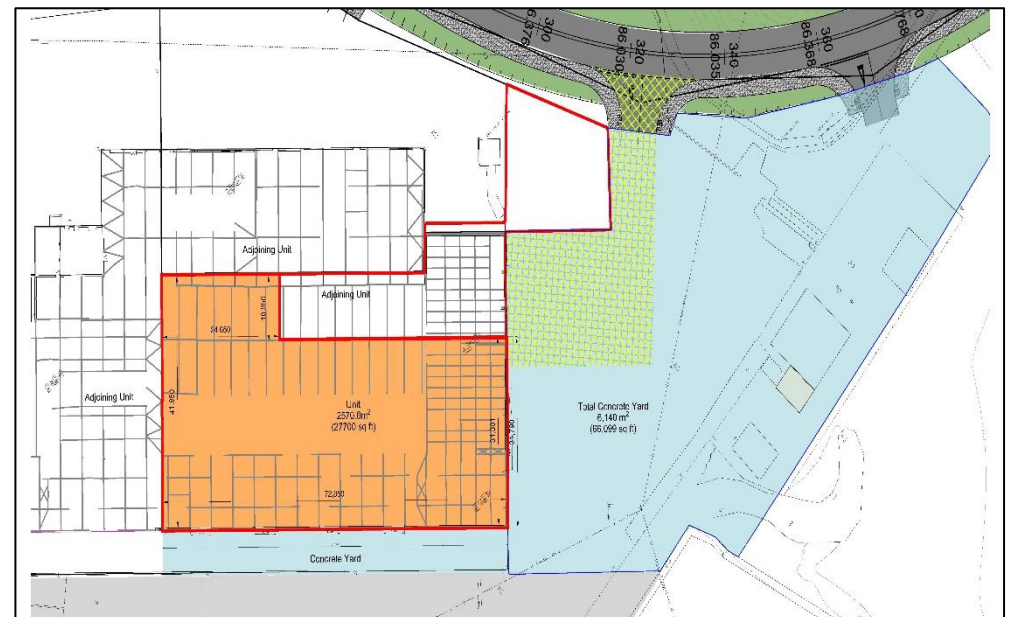
The site provides a large shared concrete surfaced circulation area of c. 1.517 acres and car parking with perimeter fencing and is accessed via double gates.

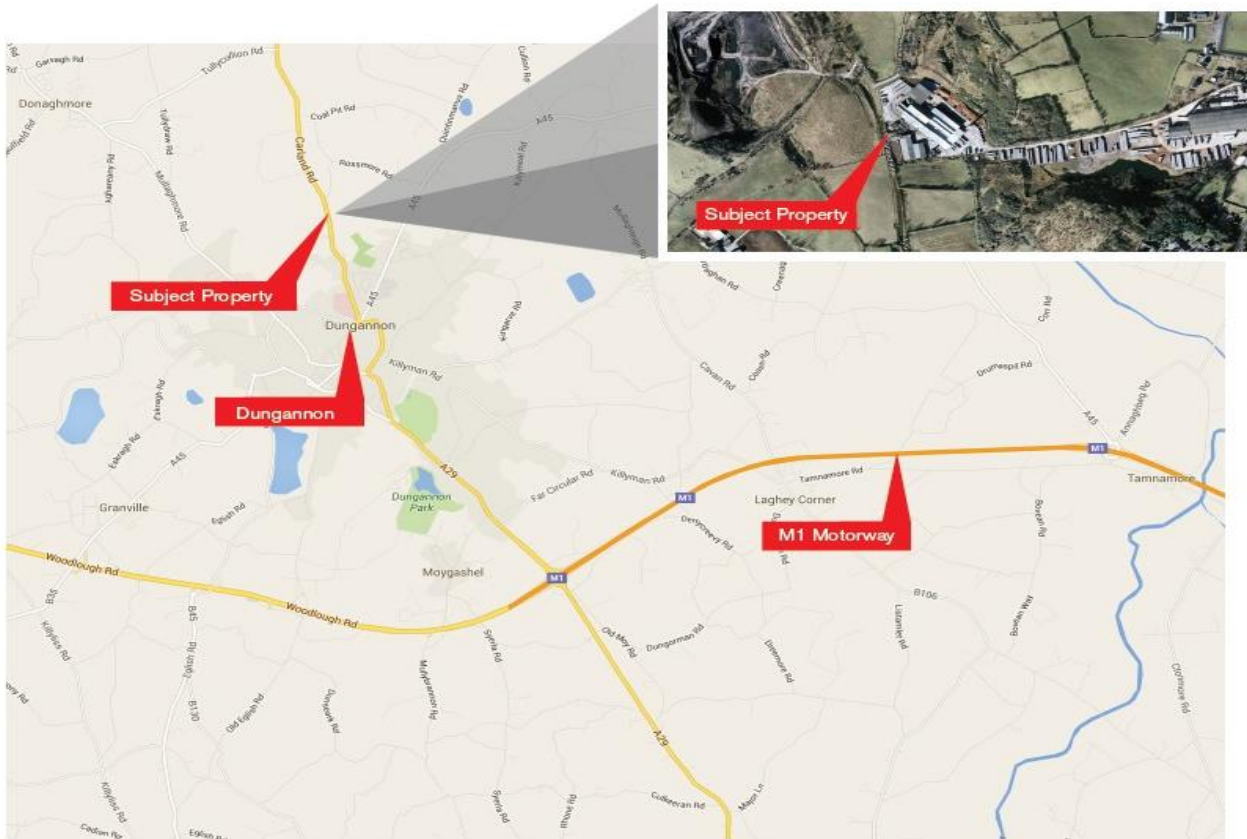
Accommodation

The remaining accommodation comprises a total of 27,700 sq ft (highlighted orange) with a shared concrete yard area of c. 1.517 acres (highlighted blue) and can potentially be split into two units, if required:

- Unit 1 10,380 sq ft
- Unit 2 17,320 sq ft

Please Note: All the concrete yard plus a small office building may also be available to purchase and would provide a self-contained site, further details upon request.





Asking Price

Price on Application

Title

We understand the property is Freehold

Rates

To be re-assessed upon occupation

Stamp Duty

This will be the responsibility of the purchaser

VAT

We understand that VAT is applicable on the sale

Contact

Andrew Gawley

028 9050 1501

agawley@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

The directors of Lisney for themselves and for the vendors or lessor of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give a representation or warranty whatever in relation to the property.