

**FOR SALE/  
TO LET**

# KILCRONAGH INDUSTRIAL ESTATE, COOKSTOWN, CO. TYRONE

SPECULATIVE BUILD INDUSTRIAL/BUSINESS UNITS  
INDUSTRIAL UNITS FROM 1,830 SQ FT - 10,980 SQ FT



CHRIS MORGAN PROPERTY



**Osborne  
King**

Part of the  
Savills Group



ILLUSTRATION PURPOSES ONLY



Distance From	Miles
Cookstown Town Centre	1.9
M1 Motorway	12
Derry/Londonderry	42
Belfast	48
Omagh	26



LOCATION

- Situated in the Kilcronagh Industrial Estate, one of Cookstown’s key logistic/industrial locations.
- The property is located approximately 1.9 miles south of Cookstown town centre and benefits from excellent road links with the M1 motorway located 12 miles south, providing convenient access to Belfast and the A29 providing convenient access to the Mid-Ulster/North-West areas.
- The Kilcronagh area is an established industrial location comprising a number of high profile occupiers to include CDE Global, K Cabin, Trade Mouldings and Steelweld Fabrications.



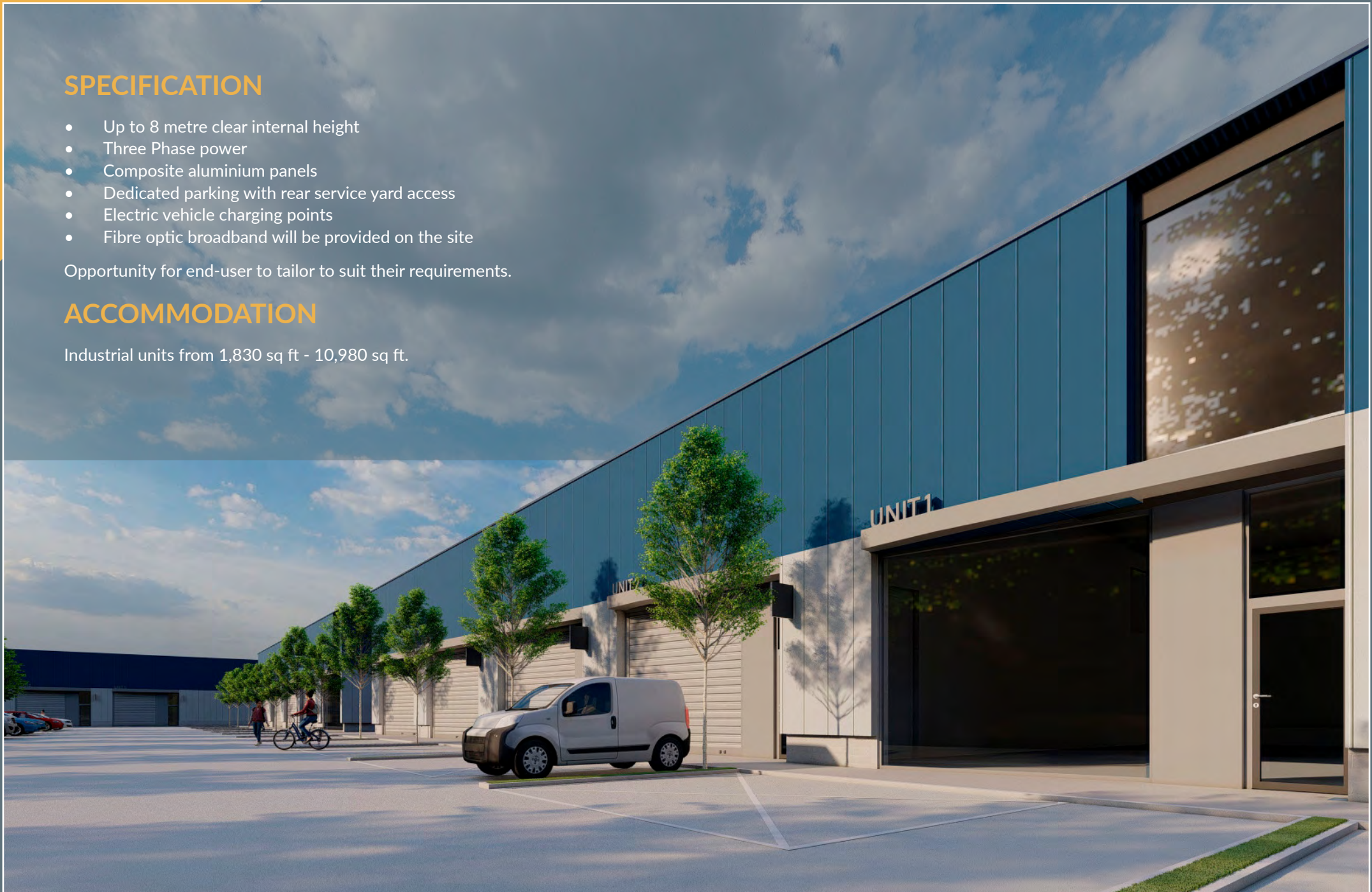
## SPECIFICATION

- Up to 8 metre clear internal height
- Three Phase power
- Composite aluminium panels
- Dedicated parking with rear service yard access
- Electric vehicle charging points
- Fibre optic broadband will be provided on the site

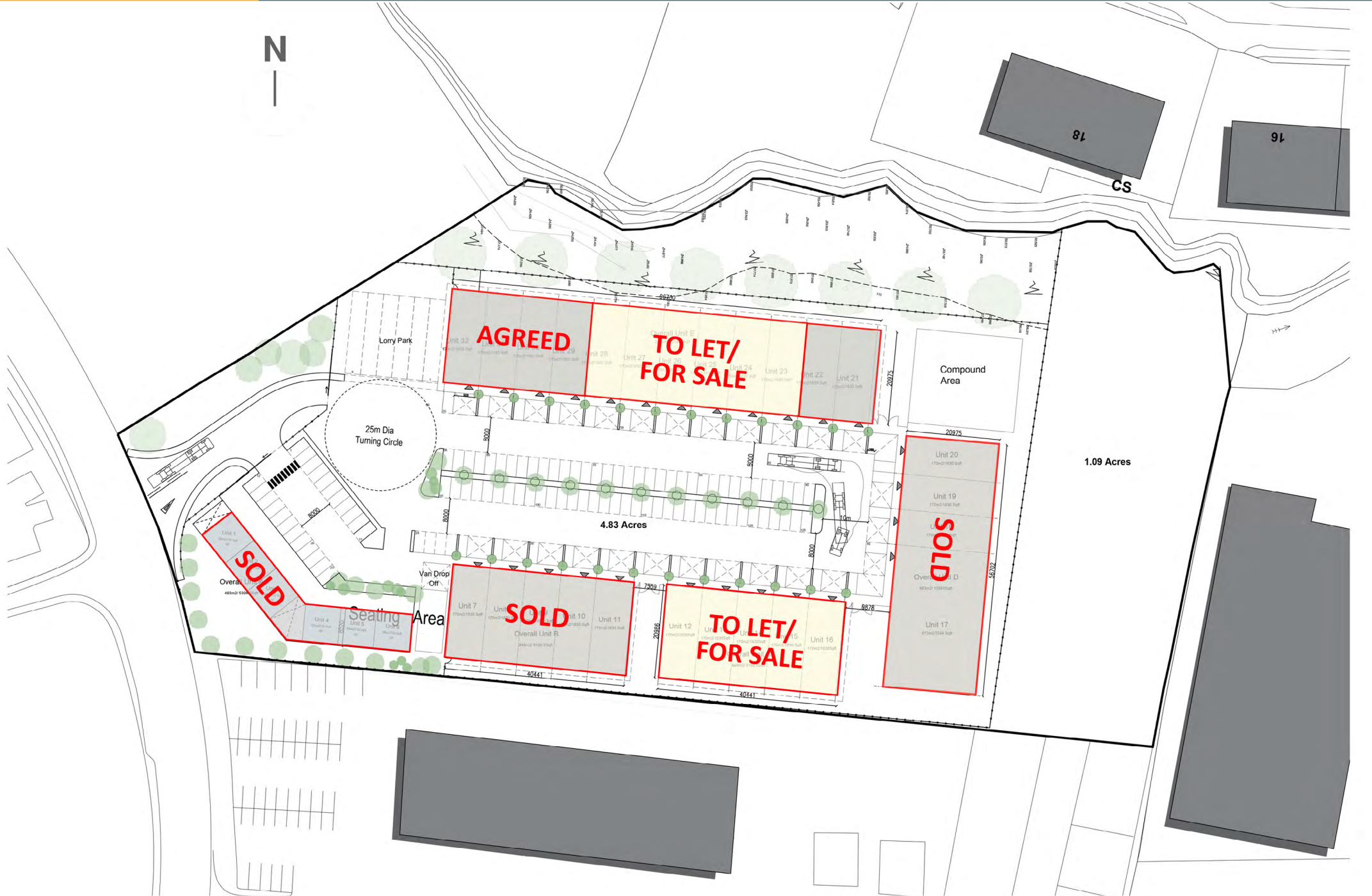
Opportunity for end-user to tailor to suit their requirements.

## ACCOMMODATION

Industrial units from 1,830 sq ft - 10,980 sq ft.









## SALE/LEASE DETAILS

<b>Price/Rent:</b>	On application
<b>Repairs/Insurance:</b>	Full repairing and insuring terms by way of a Service Charge (tbc).
<b>Rates:</b>	To be assessed upon completion
<b>VAT:</b>	All prices are quoted exclusive of VAT
<b>EPC:</b>	Provided upon construction completion







ILLUSTRATION PURPOSES ONLY







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#### DISCLAIMER

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