

7 DERRYLORAN INDUSTRIAL ESTATE, COOKSTOWN, BT80 9LU

High specification Production / Warehouse Premises from c. 3,665 – 41,725 sq ft including c. 5,060 sq ft of Office accommodation on a secure prominent site.

TO LET



FEATURES

- Accommodation available from c. 3,665 sq ft - 41,725 sq ft.
- High specification ancillary offices c. 5,060 sq ft.
- Situated in a well-established commercial location.
- Highly prominent and secure site.
- Generous car parking.

Lisney

LOCATION

The subject is located in Derryloran Industrial Estate approximately 1.4 miles south of Cookstown town centre, 1.3 miles from the Dungannon Road, 9 miles from Dungannon and 12 miles from the M1 motorway.

Derryloran is the main industrial area of Cookstown and other local occupiers include, CFC Interiors, Keystone and Cookstown Panel Centre.



DESCRIPTION

The property comprises an excellent production / warehouse headquarters building with ancillary offices over ground and first floors.

Located on a self-contained, secure site of approximately 2.8 acres, benefiting from a generous concrete yard providing ample parking and turning space, accessed by double front gates.

The production / warehouse comprises a number of adjoining buildings that are of a steel portal frame construction with a pitched clad roof and part blockwork walls with cladding to the remainder.

The buildings also benefit from a concrete floor, box lighting, 3 no. electric roller shutter doors and varying internal eaves heights of c. 5.1 m. to 5.3 m.

Internally the offices have tiled / wooden flooring, plaster painted walls, suspended ceiling with recessed lighting, perimeter trunking and part air handling units / electric wall heaters. There are a number of private offices, boardroom, open plan office, server room, storage space, kitchen and W.C.'s.

In addition, the site benefits from CCTV, external lighting & an alarm system.





ACCOMMODATION

3,665 – 41,725 sq ft.

TERM

Negotiable.

RENT

On Application.

RENT REVIEW

Periodic.

REPAIRS

Full repairing and insuring.

SERVICE CHARGE

A service charge will be levied to cover the costs of general estate management.

INSURANCE

The tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

RATES

Unit 7

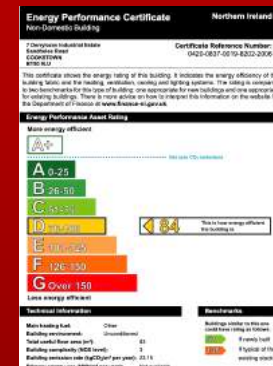
Net Annual Value £39,300
 Rate in the £ 20/21 £0.513749
 Payable £ £20,190.34 approx.

Unit 7a

Net Annual Value £ £52,400
 Rate in the £ 20/21 £0.513749
 Payable £ £26,920.50 approx.

EPC

The subject has an energy performance rating of D84. A full certificate is available upon request.



VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

CONTACT

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The Lisney logo consists of the word "Lisney" in a white, bold, sans-serif font, centered within a white rectangular border. This logo is set against a solid red background that is part of a larger red square graphic.**BELFAST**

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