

TO LET

36D Lisdoart Road, Ballygawley, Dungannon, BT70 2NG

EXCELLENT WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICES

COMPRISING C. 113,550 SQ FT

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Warehouse / distribution facility c.
113,550 sq ft

14 external roller shutter doors, 2 of
which are dock levelers

Communal yard, car parking and hard
standing

Prominent location off the main
A4/M1 Motorway from Belfast to
Enniskillen providing excellent access
to the M1 and A5 road network

LOCATION

Ballygawley is located in the middle of Northern Ireland and is approximately 58 miles west of Belfast, 20 miles north west of Armagh, 16 miles south east of Omagh and 13 miles south west of Dungannon. The site is in a potentially strategic position in the context of Northern Ireland, close to the Ballygawley roundabout.

The subject property is located on the outskirts of Ballygawley, and approximately 13 miles southwest of Dungannon, near the junction of the A5 Omagh / Monaghan and A4/M1 Dungannon / Enniskillen roads.

The road networks to Ballygawley are excellent and the subject site is located a short distance off the main network.

DESCRIPTION

The unit comprises a steel portal frame warehouse with concrete floor comprising 2 bays and ancillary offices, kitchen and toilet facilities:

- 7m eaves height
- Apex 10.7m
- 12 ground level access external electric roller shutter doors
- 2 dock level roller shutter doors
- Concrete floor with part brick / block walls and cladding above
- 3 phase electricity with overhead lighting
- Alarm & CCTV
- 24 hour on site security
- Concrete surfaced shared circulation area with car parking



ACCOMMODATION

113,550 sq ft approximately

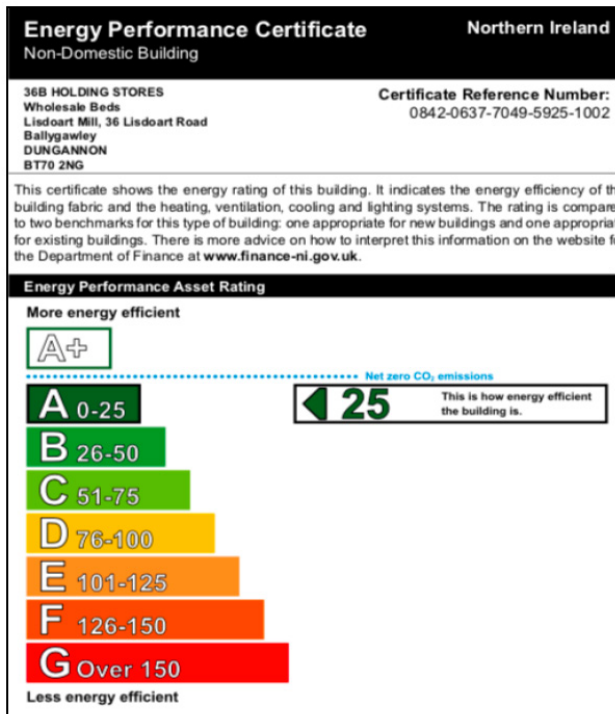
LEASE TERMS

A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.

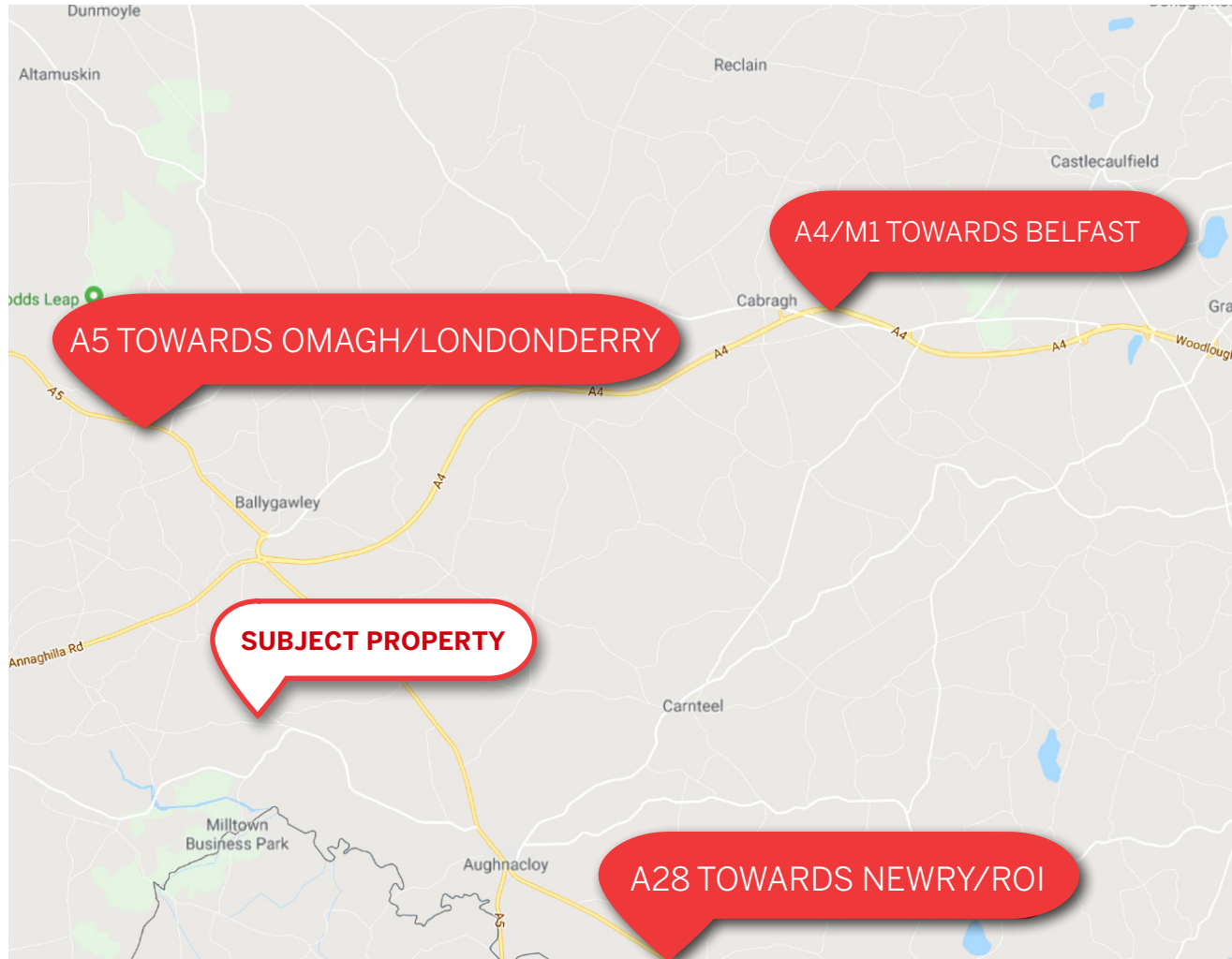
EPC

The property has an energy rating of A25.

Full certificates can be made available upon request.



LOCATION



RENT

Price on application.

RATES

NAV:	£165,000
Rate in the £ 23/24:	0.533449
Rates Payable 23/24:	£88,019.09

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Click Link Below:

Video Footage of 36D Lisdoart Road

Lisney
COMMERCIAL REAL ESTATE

For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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