



TO LET

7 DERRYLORAN INDUSTRIAL ESTATE, COOKSTOWN, BT80 9LU

HIGH SPECIFICATION PRODUCTION/WAREHOUSE PREMISES WITH ANCILLARY OFFICES PROVIDING A TOTAL OF 21,260 SQ FT.

Lisney

Features

- Total accommodation of 21,260 sq ft approximately
- Warehouse element c.16,200 sq ft
- High specification ancillary offices c. 5,060 sq ft
- Situated in a well-established commercial location
- Highly prominent on a secure shared site
- Generous car parking provision

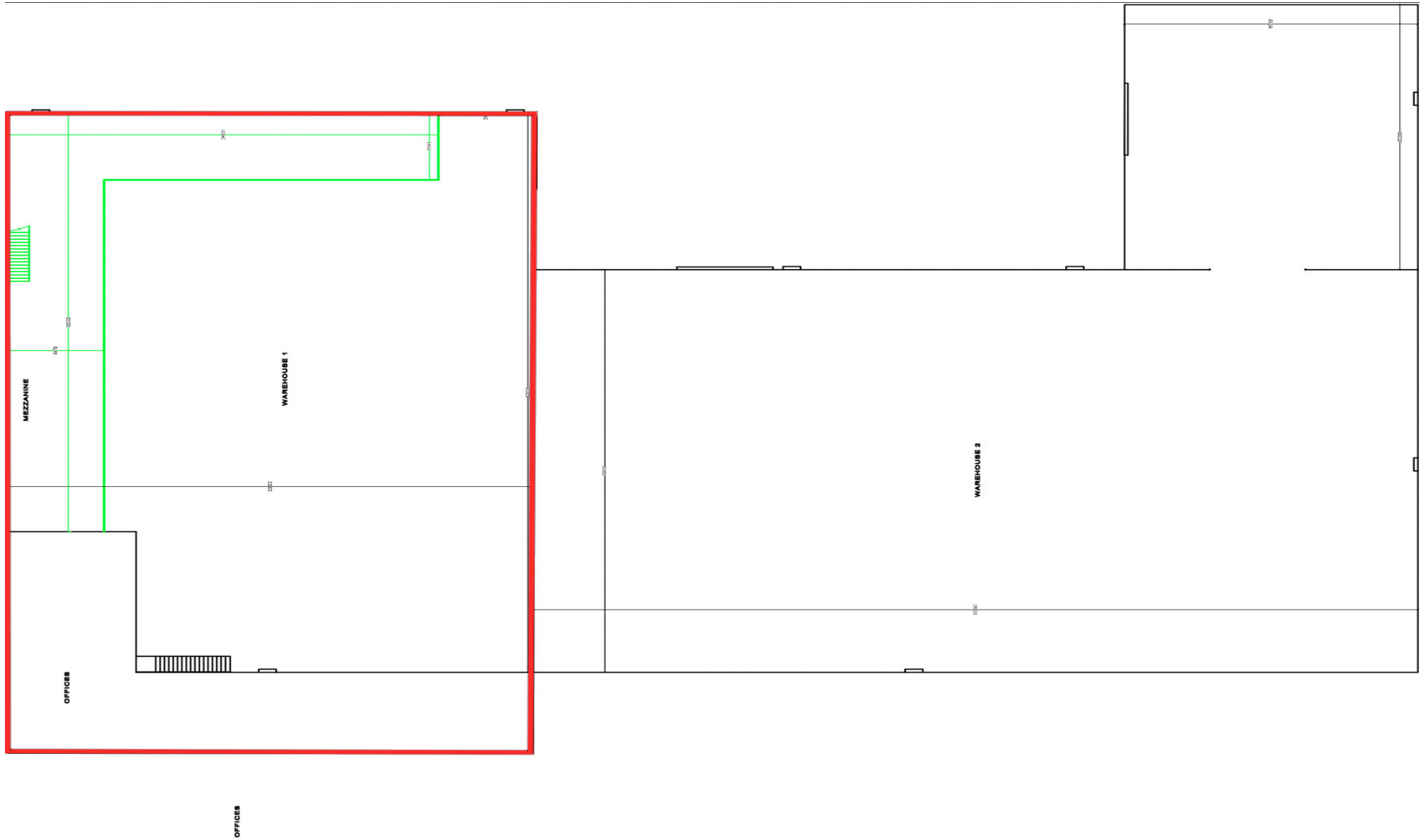


Location

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 the Driver and Vehicle Licensing Agency.







Description

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

Located on a shared 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 steel portal frame construction with a pitched clad roof and part blockwork walls with cladding to the remainder.

The warehouse also benefits from a concrete floor, overhead lighting, electric roller shutter door and internal eaves height of 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

Approximately 21,260 Sq.Ft.

Unit 7	Sq. Ft
Ground Floor Offices	2,530
1st Floor Offices	2,530
Warehouse	13,149
Mezzanine	3,051
TOTAL	21,260

Please Note: Consideration may be given to leasing just the warehouse element.

Lease Details

Unit 7	Sq. Ft
Term	Negotiable
Rent	On application
Rent Review	Periodic
Repairs	Full repairing & 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

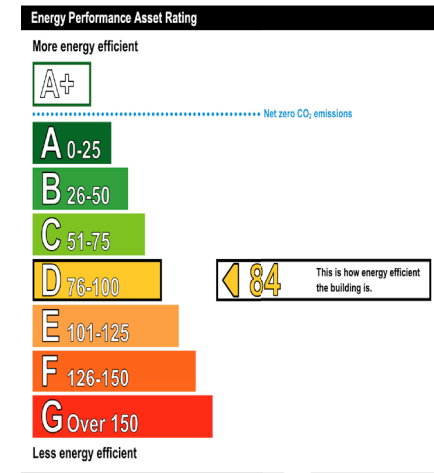
Rates

We have been advised by Land and Property Services of the following:

Net Annual Value	£39,300
Rate in the £ 21/22	£0.513749
Payable	£20,190.34 approx.

EPC

The property has an Energy Efficiency rating of D84. The full Certificate can be made available upon request.



Value Added Tax

All prices and outgoings are exclusive of but may be liable to VAT



Contact

Strictly by appointment with the Letting agent.
For further information please contact:

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Further information is available at www.lisney.com

