



TO LET

7B DERRYLORAN INDUSTRIAL ESTATE, COOKSTOWN, BT80 9LU  
WAREHOUSE ACCOMMODATION COMPRISING C. 3,665 SQ.FT.

Lisney

## Features

- Warehouse of 3,665 Sq.Ft approximately.
- Situated in a well-established commercial location.
- Excellent location within 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 warehouse building located on a shared secure site of approximately 2.8 acres, benefiting from a generous shared concrete yard providing ample parking and turning space, accessed by double front gates.

The 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, lighting, electric roller shutter door and internal eaves height of c. 5 m

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

## Accommodation

3,665 Sq. Ft. approximately.

## Lease Details

Unit 7B	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

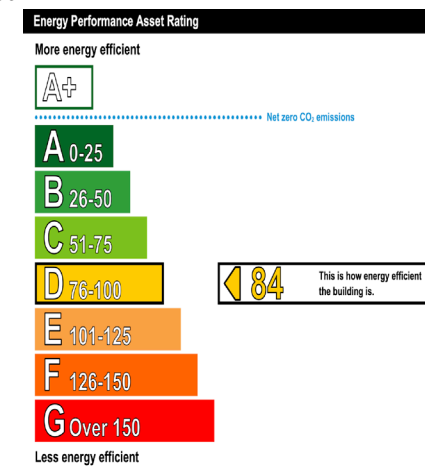
## Rates

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

Net Annual Value	£9,378
Rate in the £ 21/22	£0.513749
Payable	£4,817 approx.

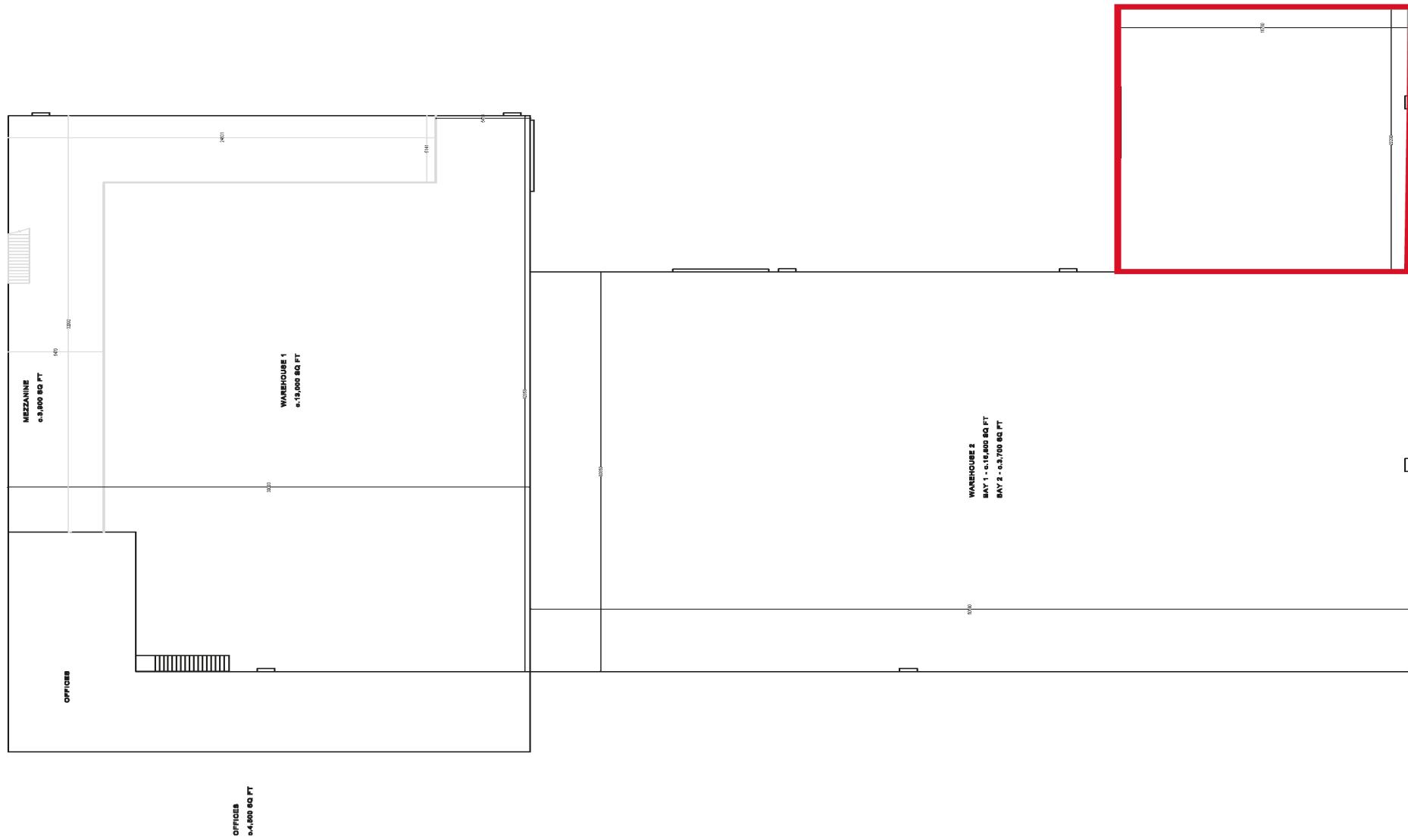
## EPC

The entire 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:

Andrew Gawley

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Further information is available at [www.lisney.com](http://www.lisney.com)

