



TO LET

UNITS C, D, E & F, I08-I14 MONEYMORE ROAD, MAGHERAFELT, BT45 6HJ
EXCELLENT WAREHOUSE ACCOMMODATION WITH OVERHEAD CRANES COMPRISING C. 18,432 SQ FT

Lisney

Features

- ◆ Warehouse accommodation c. 18,432 sq ft.
- ◆ Two overhead cranes of 5 Tonnes each.
- ◆ Prominent central location fronting the A31 Magherafelt Bypass.
- ◆ Providing excellent access to the M1, M2 & A6 road network.

Location

The subject property is prominently located fronting the new A31 Magherafelt Bypass in a central location in the heart of Mid-Ulster and in close proximity to Cookstown and Magherafelt.

The strategic location benefits from an excellent road infrastructure to the M1, M2 & A6.

Description

The unit comprises a portal frame warehouse comprising 2 bays and ancillary offices, canteen and toilet facilities:

- ◆ C.5.6m eaves height
- ◆ 2 overhead cranes of 5 tonnes each
- ◆ 2 x Electric roller shutter doors
- ◆ Concrete floor with cladding to the walls and roof
- ◆ 3 phase electricity with part strip/LED lighting
- ◆ Oil fired blow heater
- ◆ CCTV on site
- ◆ Concrete surfaced shared circulation area with car parking

*Please note: potential for higher electricity supply.









Accommodation

18,432 Sq. Ft. approximately.

Rent

Price on application.

Terms

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

Rates Payable

To be reassessed upon occupation.

Value Added Tax

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

Contact

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

Andrew Gawley

028 9050 1552 / 079 17007 522

agawley@lisney.com

Further information is available at www.lisney.com