

**FLEXIBLE TERMS &
INCENTIVES**



TO LET

199 KILLYMAN ROAD, DUNGANNON, CO. TYRONE, BT71 6LN
REAR WAREHOUSE UNIT OF 2,691 SQ.FT

Lisney

Features

- ◆ Rear warehouse within a recently constructed larger building comprising c. 2,691 sq ft
- ◆ 6m eaves and shared on site parking
- ◆ Prominent central location in established area
- ◆ Providing excellent access to the M1 Motorway network

Location

The subject unit occupies the rear of a recently constructed warehouse occupying a prominent location fronting the Killyman Road, benefitting from good passing traffic and excellent road infrastructure to the M1 Motorway network.



Description

The subject comprises the rear unit of a recently constructed portal frame warehouse to include the following:

- ◆ 1 x Electric roller shutter door
- ◆ 6m eaves height
- ◆ Concrete floor with cladding to the upper walls and roof
- ◆ 3 phase electricity with LED overhead lighting
- ◆ CCTV on site
- ◆ Electrically operated access gates
- ◆ Concrete surfaced shared circulation area with car parking



Rent

Price on application.

Terms

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

Rates

To be re-assessed upon occupation.

VAT

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 / 07917 007 522

agawley@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com

