

**TO LET**

**Hamilton  
Business Park  
132 Tamnamore Rd,  
Dungannon  
BT71 6HW**

**PROMINENT COMMERCIAL  
UNITS RANGING FROM  
APPROX. 2,520-10,864 SQFT**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Modern commercial units available in a range of sizes

Prominent location adjacent to M1 motorway, just 0.3 miles from junction 14

Generous communal car parking

Suitable for a wide variety of uses (STPP)

### LOCATION

The units are located within Hamilton Business Park on the Tamnamore Road, accessed from junction 14 off the M1 motorway, approximately 7 miles from Dungannon and 36 miles from Belfast.

The business park itself is extremely prominent and can be seen from the motorway in both directions (within 0.3 miles). Given this strategic location in mid-Ulster, the property benefits from excellent transport links to the rest of the province.

Occupiers in the immediate vicinity include Saltmarine Cars, RK Trucks, Capper Trading, Crown Decorating Centre and CEW.

### DESCRIPTION

Hamilton Business Park is an attractive modern development and the subject premises comprise quality steel portal frame commercial units. Each of the units benefits from a glazed frontage/canopies, electric roller shutter doors and three phase power.

Internally the units are finished to a good standard and are ready for tenant fit-out. The units front a large car park which provides ample car parking for staff and customers.



## ACCOMMODATION

The areas below are approximate:

| Description  | sqft          | sqm          |
|--------------|---------------|--------------|
| Unit 2       | 2,544         | 236          |
| Unit 3       | 2,520         | 234          |
| Unit 6**     | 5,800         | 539          |
| Unit 7**     | 5,800         | 539          |
| <b>TOTAL</b> | <b>10,864</b> | <b>1,009</b> |

\*Units are available on an individual basis, or may be combined.

\*\*Units 6 & 7 also benefit from a c. 2,500 sqft rear yard with roller shutter access.

## RATES PAYABLE

### Unit 2

|                         |           |
|-------------------------|-----------|
| NAV:                    | £15,300   |
| Rates Poundage 2025/26: | 0.582224  |
| Rates Payable:          | £8,908.03 |

### Unit 3

|                         |           |
|-------------------------|-----------|
| NAV:                    | £15,200   |
| Rates Poundage 2025/26: | 0.582224  |
| Rates Payable:          | £8,849.80 |

### Units 6 & 7

|                         |            |
|-------------------------|------------|
| NAV:                    | £31,700    |
| Rates Poundage 2025/26: | 0.582224   |
| Rates Payable:          | £18,456.50 |

## VAT

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

## EPC

The full Certificates can be made available upon request.



## LOCATION

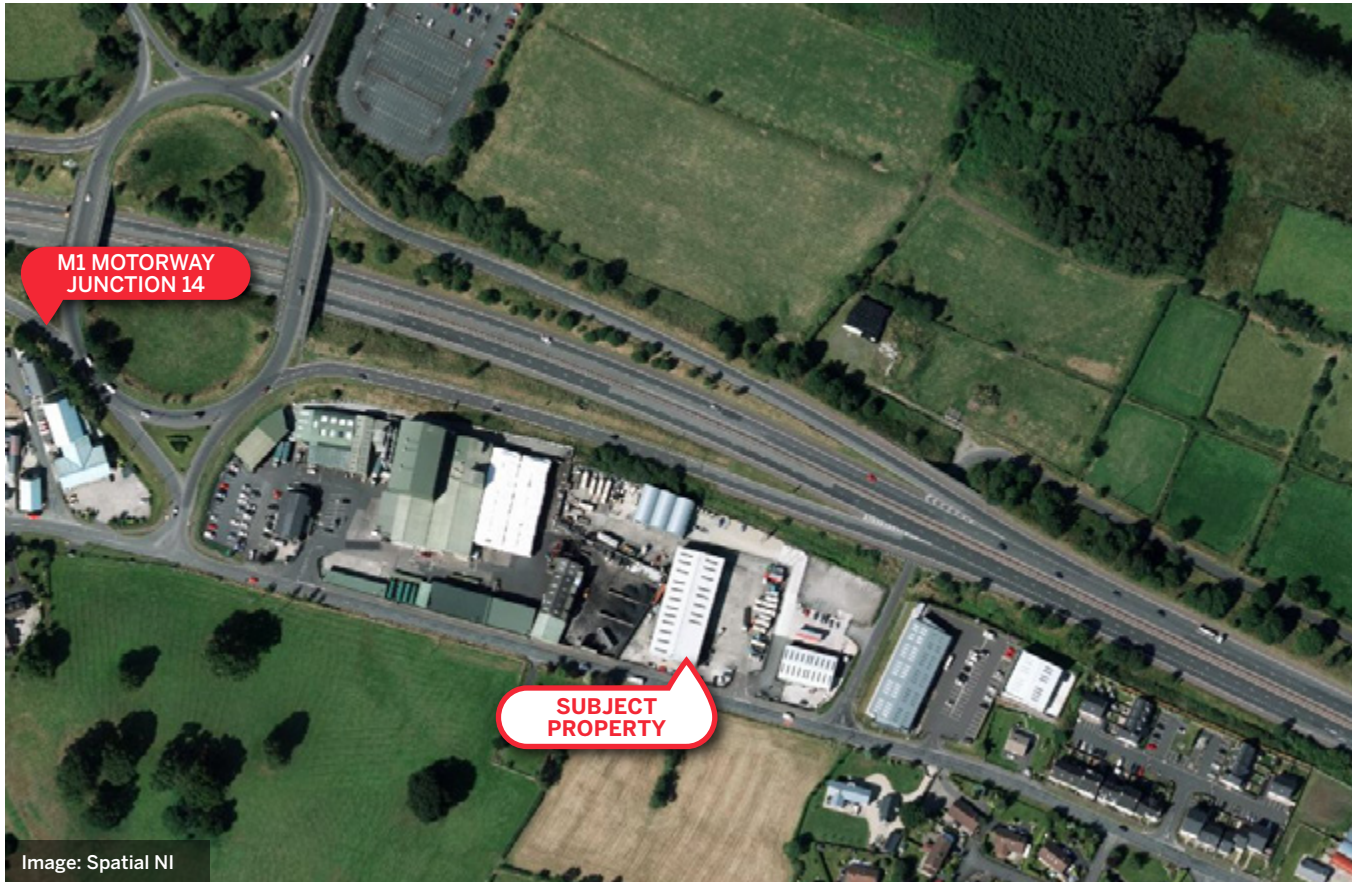


Image: Spatial NI

## LEASE DETAILS

### Rent

|                                       | Unit 2  | Unit 3  | Units 6 & 7 |
|---------------------------------------|---------|---------|-------------|
| <b>Rent</b><br>(per annum, exclusive) | £24,000 | £24,000 | £55,000     |

### Term

By negotiation.

### Repairs

Fully repairing and insuring.

### Insurance

Tenants will be responsible for reimbursing the landlord with the cost of the buildings insurance premium for their own unit.

### Service Charge

A service charge will be levied to cover the cost of services such as estate management and maintenance of common areas etc.

## 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.

REF 24889

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing strictly by appointment with the sole letting agent Lisney

### Lisney Commercial Real Estate

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