

TO LET

**Units 1 & 2, Hamilton Business Park, 132 Tamnamore Road,
Dungannon, BT71 6HW**

PROMINENT COMMERCIAL UNITS RANGING FROM APPROXIMATELY 2,544 SQ FT

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OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Modern commercial units available in a range of sizes

Prominent location adjacent to M1 motorway

Generous communal car parking

Suitable for a wide variety of uses (STPP)

LOCATION

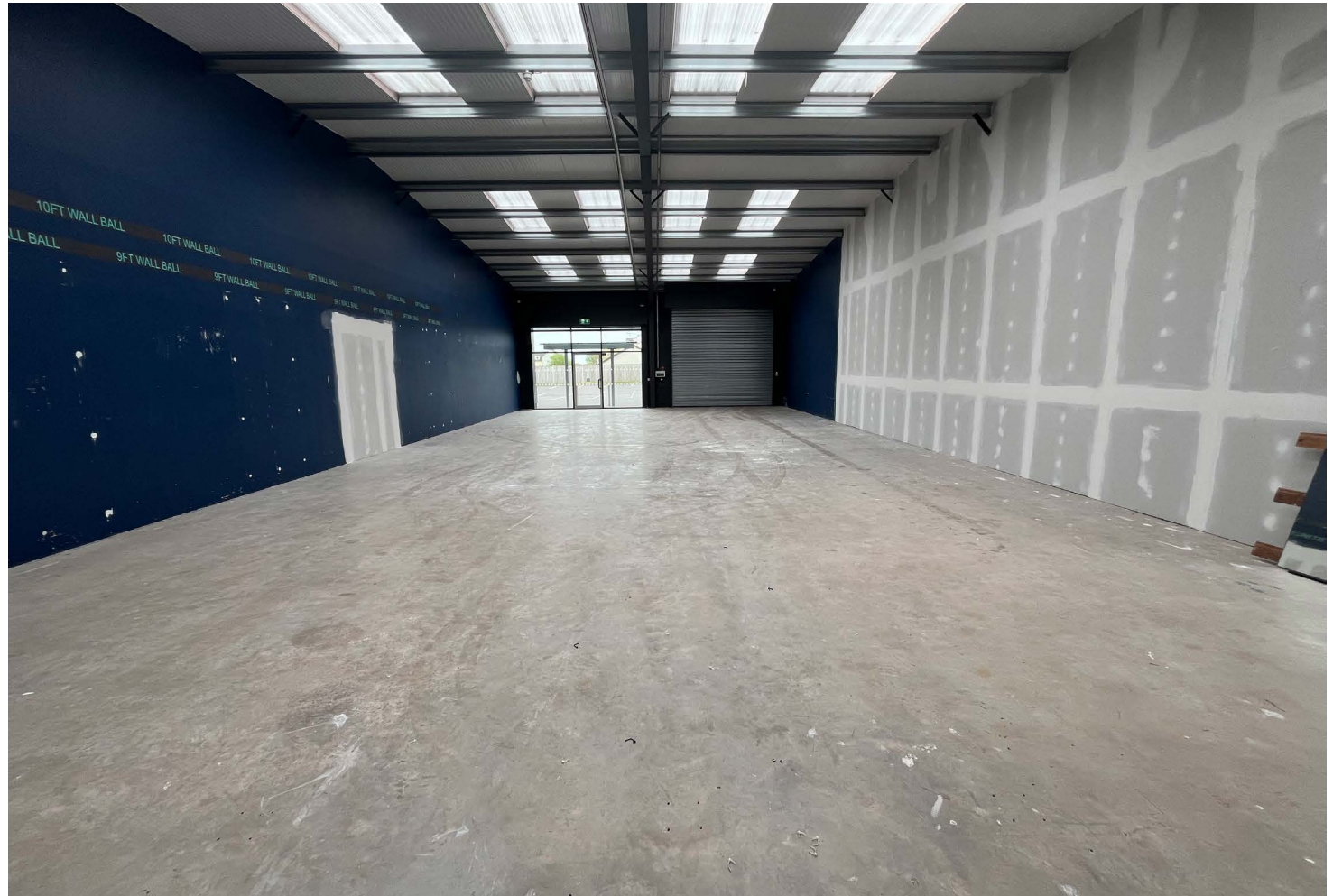
The units are located within Hamilton Business Park on the Tamnamore Road, accessed from junction 14 off the M1 motorway, approximately 7 miles from Dungannon and 36 miles from Belfast. The business park itself is extremely prominent and can be seen from the motorway in both directions. Given this strategic 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 areas.

Description	Sq Ft	Sq M
Unit 1	2,906	270
Unit 2	2,544	236
TOTAL	5,450	506

*Units are available on an individual basis, or may be combined to form a single unit of approximately 5,450 sq ft.

RATES PAYABLE

Unit 1

NAV:	£16,900
Rates Poundage 2023/24:	0.559652
Rates Payable:	£9,458.12

Unit 2

NAV:	£15,300
Rates Poundage 2023/24:	0.559652
Rates Payable:	£8,562.68

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



LEASE DETAILS

Unit 1

Rent:	£27,500 per annum, exclusive
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 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.

Unit 2

Rent:	£24,000 per annum, exclusive
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 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/ukxi/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.

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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