

**TO LET**

**36D Lisdoart Road, Ballygawley, Dungannon, BT70 2NG**

**EXCELLENT WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICES**

**COMPRISING C. 113,550 SQ FT**

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Warehouse / distribution facility c.  
113,550 sq ft

14 external roller shutter doors, 2 of  
which are dock levelers

Communal yard, car parking and hard  
standing

Prominent location off the main  
A4/M1 Motorway from Belfast to  
Enniskillen providing excellent access  
to the M1 and A5 road network

### LOCATION

Ballygawley is located in the middle of Northern Ireland and is approximately 58 miles west of Belfast, 20 miles north west of Armagh, 16 miles south east of Omagh and 13 miles south west of Dungannon. The site is in a potentially strategic position in the context of Northern Ireland, close to the Ballygawley roundabout.

The subject property is located on the outskirts of Ballygawley, and approximately 13 miles southwest of Dungannon, near the junction of the A5 Omagh / Monaghan and A4/M1 Dungannon / Enniskillen roads.

The road networks to Ballygawley are excellent and the subject site is located a short distance off the main network.

### DESCRIPTION

The unit comprises a steel portal frame warehouse with concrete floor comprising 2 bays and ancillary offices, kitchen and toilet facilities:

- 7m eaves height
- Apex 10.7m
- 12 ground level access external electric roller shutter doors
- 2 dock level roller shutter doors
- Concrete floor with part brick / block walls and cladding above
- 3 phase electricity with overhead lighting
- Alarm & CCTV
- 24 hour on site security
- Concrete surfaced shared circulation area with car parking



## ACCOMMODATION

113,550 sq ft approximately

## LEASE TERMS

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

## EPC

The property has an energy rating of A25.

Full certificates can be made available upon request.



**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

36B HOLDING STORES  
Wholesale Beds  
Lisdoart Mill, 36 Lisdoart Road  
Ballygawley  
DUNGANNON  
BT70 2NG

Certificate Reference Number:  
0842-0637-7049-5925-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website of the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

**Energy Performance Asset Rating**

More energy efficient

A+	
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

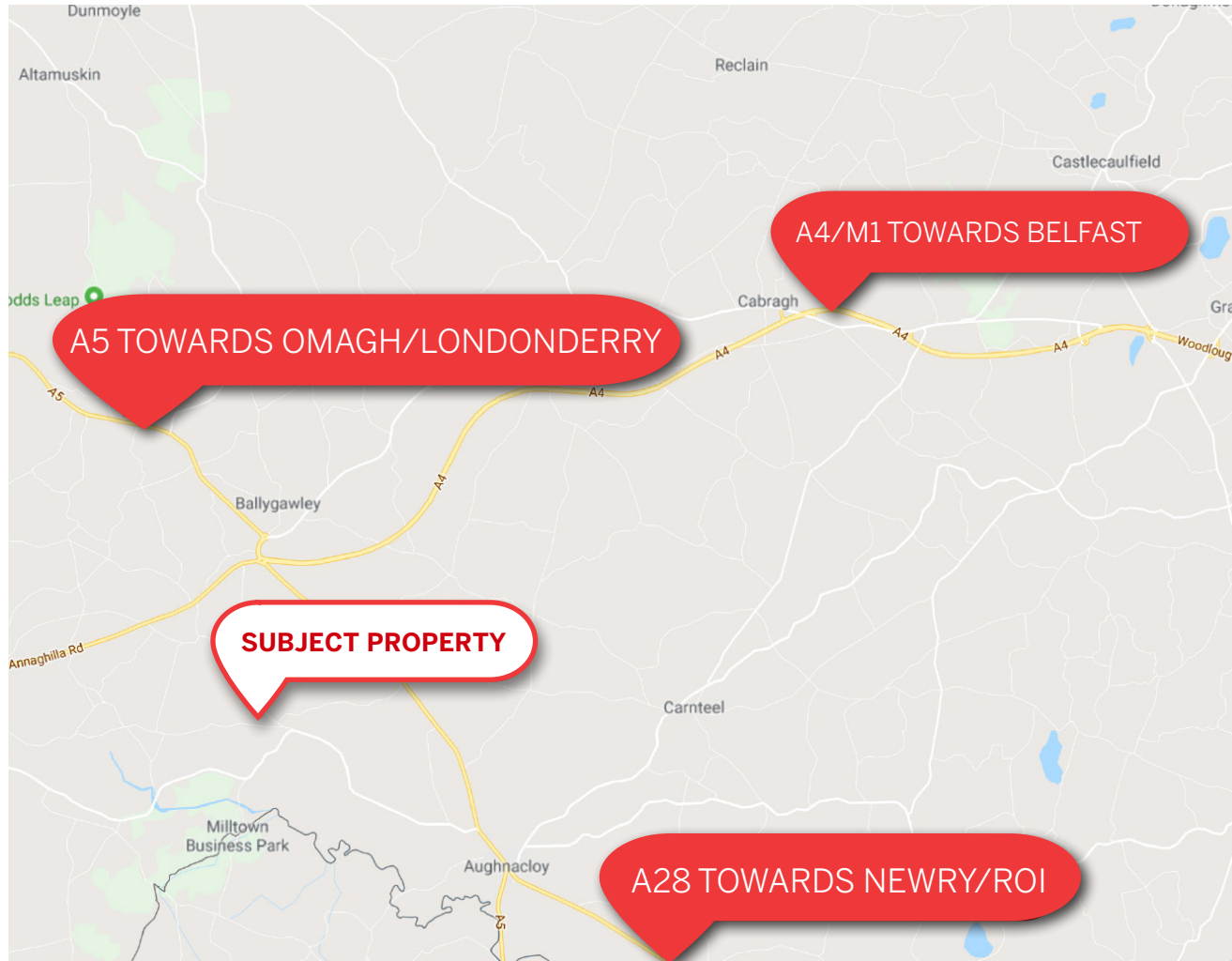
Less energy efficient

Net zero CO<sub>2</sub> emissions

**25** This is how energy efficient the building is.



## LOCATION



## RENT

Price on application.

## RATES

NAV:	£165,000
Rate in the £ 23/24:	0.533449
Rates Payable 23/24:	£88,019.09

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

### Lisney Commercial Real Estate

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[lisney.com](https://www.lisney.com)   

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