

# TO LET

## KILCRONAGH INDUSTRIAL ESTATE, COOKSTOWN, CO. TYRONE

SPECULATIVE BUILD INDUSTRIAL/BUSINESS UNITS - PHASE 1  
INDUSTRIAL UNITS FROM 1,830 SQ FT - 18,300 SQ FT  
BUSINESS UNITS FROM 732 SQ FT



ILLUSTRATION PURPOSES ONLY

CHRIS MORGAN PROPERTY



Osborne  
King



Distance From	Miles
Cookstown Town Centre	1.9
M1 Motorway	12
Derry/Londonderry	42
Belfast	48
Omagh	26



## LOCATION

- Situated in the Kilcronagh Industrial Estate, one of Cookstown’s key logistic/industrial locations.
- The property is located approximately 1.9 miles south of Cookstown town centre and benefits from excellent road links with the M1 motorway located 12 miles south, providing convenient access to Belfast and the A29 providing convenient access to the Mid-Ulster/North-West areas.
- The Kilcronagh area is an established industrial location comprising a number of high profile occupiers to include CDE Global, K Cabin, Trade Mouldings and Steelweld Fabrications.



## SPECIFICATION

- Up to 8 metre clear internal height
- Three Phase power
- Composite aluminium panels
- Dedicated parking with rear service yard access
- Electric vehicle charging points
- Fibre optic broadband will be provided on the site

Opportunity for end-user to tailor to suit their requirements.

## ACCOMMODATION

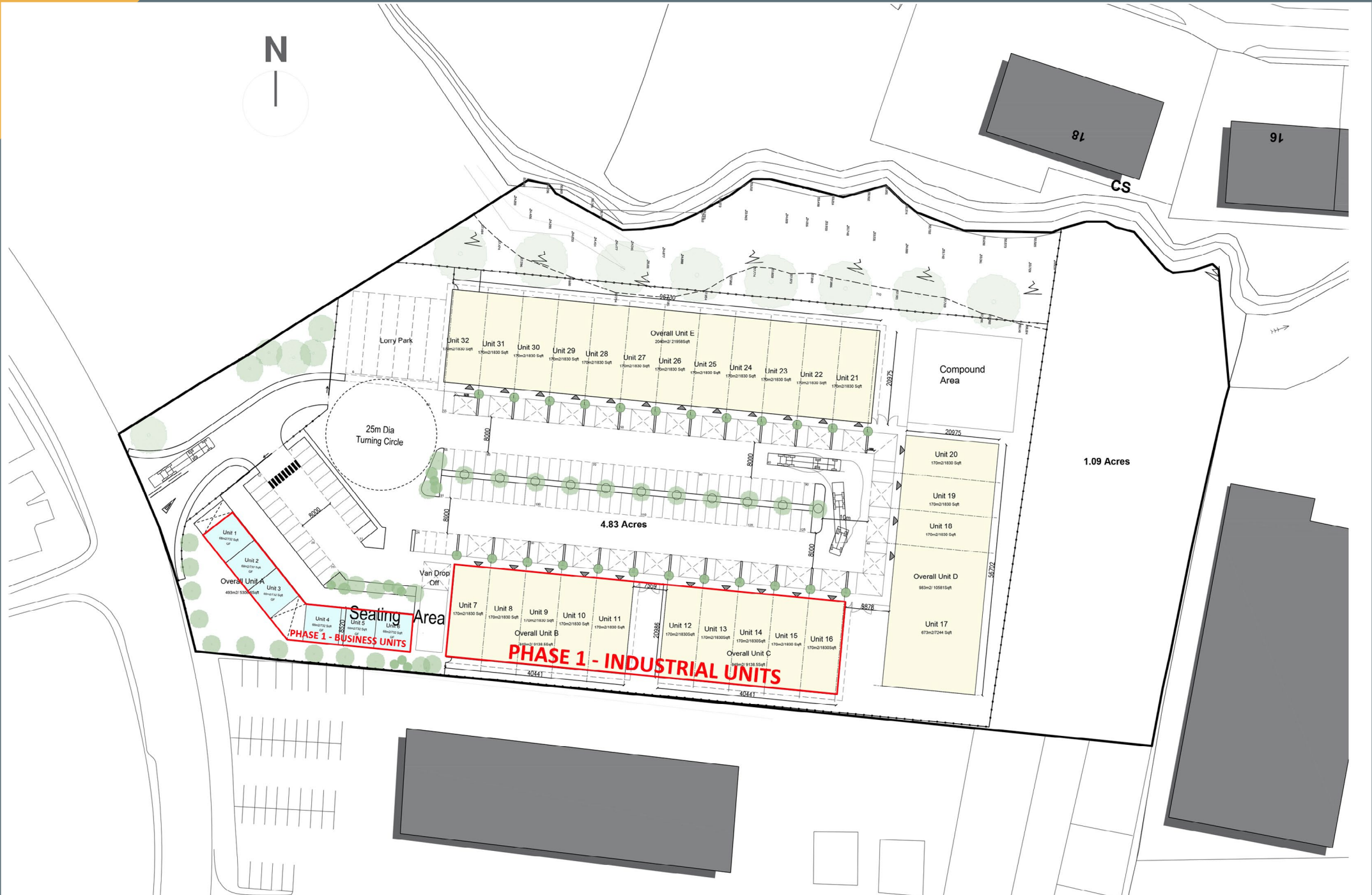
Phase 1

Industrial units from 1,830 sq ft - 18,300 sq ft.

Business units from 732 sq ft.









### LEASE TERMS

- Rent:** On application
- Term:** To be confirmed
- Repairs/Insurance:** Full repairing and insuring terms by way of a Service Charge (tbc).
- Rates:** To be assessed upon completion
- VAT:** All prices are quoted exclusive of VAT
- EPC:** Provided upon construction completion

TOTEM  
TOTEM



ILLUSTRATION PURPOSES ONLY





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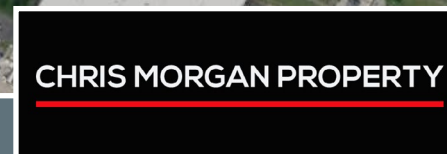


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## DISCLAIMER

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