

**FOR SALE/
TO LET**

KILCRONAGH INDUSTRIAL ESTATE, COOKSTOWN, CO. TYRONE

**SPECULATIVE BUILD INDUSTRIAL/BUSINESS UNITS
INDUSTRIAL UNITS FROM 1,830 SQ FT - 18,300 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.



ILLUSTRATION PURPOSES ONLY

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.

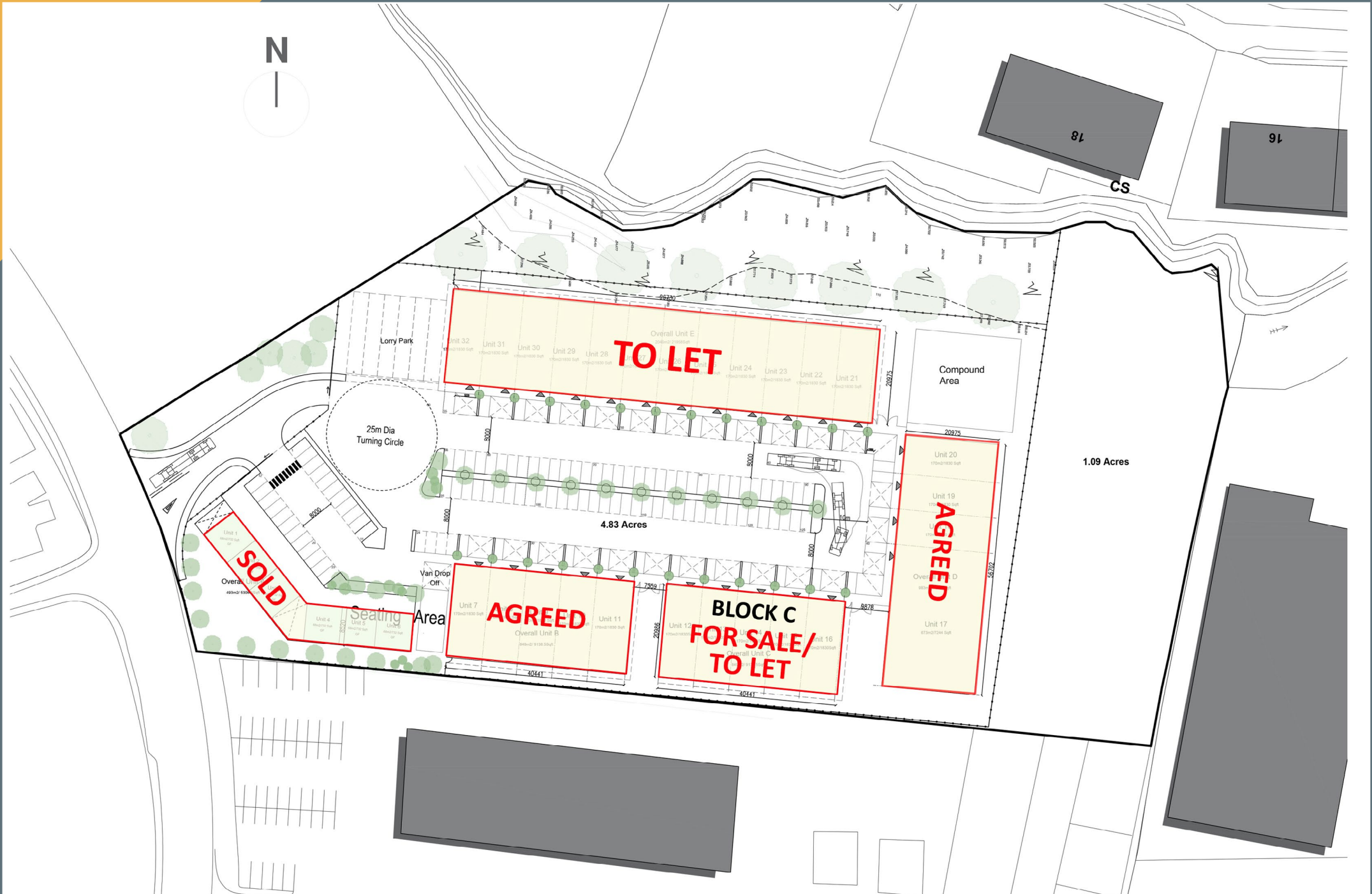
ACCOMMODATION

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

Block C - 9,150 sq ft (850.05 sq m)



ILLUSTRATION PURPOSES ONLY



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

SALE DETAILS - BLOCK C

Asking Price: £725,000 plus VAT

TOTEM
TOTEM



ILLUSTRATION PURPOSES ONLY



ILLUSTRATION PURPOSES ONLY





MICHAEL POTTER: ☎ 078 4175 5853
✉ michael.potter@osborneking.com



CHRIS MORGAN: ☎ 028 8772 7897
✉ chris@chrismorgan.uk.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

☎ 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📄 📱 📺

Chris Morgan Property Services, 20 Church Street, Dungannon, BT71 6AB

☎ 028 8772 7897 🌐 www.chrismorgan.uk.com

DISCLAIMER

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King & Megran Limited/Chris Morgan Property Services or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited: Registered in Northern Ireland No. 27969. Registered Office: Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. Any plans are for convenience only. Their accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.