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Local  
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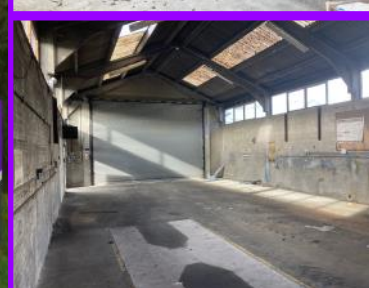
# For Sale

## Commercial Yard

### On Instructions of Moy Park

Main Street,  
Moynashel,  
Dungannon,  
BT71 7QU

COMMERCIAL





## For Sale

### Commercial Yard On Instructions of Moy Park

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Moygashel  
Dungannon  
BT71 7QU

COMMERCIAL



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### Location

This excellent commercial yard is conveniently located off Moygashel Main Street thus benefitting from outstanding accessibility to the M1 motorway. It's central location within Mid Ulster facilities ease of travel across the entire province and heading southbound.

### Description

This well equipped commercial premises provides a unique opportunity to purchase an established industrial property with excellent concrete/tarmac/gravel yard space to include a range of useful outbuildings. Other features include:

- Wash bay area.
- CCTV cameras .
- Steel/wire boundary security fencing.
- Fire alarm/safety protocol measures in place.
- Three phase electricity.
- Comms box and modern wiring.

### Accommodation

The site extends to C. 0.5 Acre (0.2 Hectare).

### Buildings

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

- Former chemical storage shed with roller shutter/pedestrian entrance doors—6.5m x 3.33m (21.65 sq m, /233 sq ft).
- Lean to storage shed with roller shutter/pedestrian entrance doors—7.66m x 8.15m (62.43 sq m/672 sq ft).
- Main Shed—6.2m ridge height 4.3m eaves height.  
6.2m wide roller shutter entrance door.  
Pedestrian access door.  
18.55m x 8.66m (160.64 sq m /1,728 sq ft).
- Store off main shed—5.2m x 3.9m (20.28 sq m/218 sq ft).
- Store—5.9m x 2.1m (12.4 sq m/133 sq ft).
- Store—4.33m x 2.82m (12.21sq m/131 sq ft).
- Office—3.7m x 2.2m (8.14 sq m/88 sq ft).
- Store with large sliding door—17.7m x 4.3m (76.1 sq m/819 sq ft)
- Office—4.3m x 4.16m (17.9 sq m/192 sq ft).
- Canteen Room—4.93m x 4.4m (21.7 sq m /233 sq ft).
- Store—3.7m x 4.4m (16.28 sq m/175 sq ft).

### Sale Details

Offers in excess of £250,000.

### VAT

All prices quoted are exclusive off but may be liable to VAT.

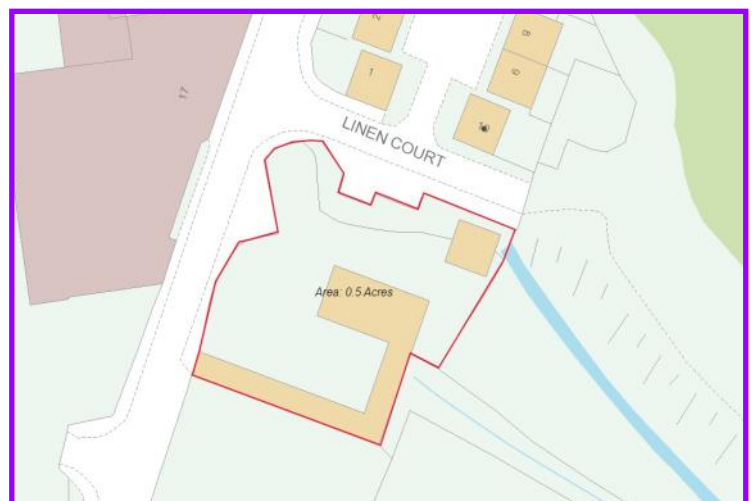


**Indicative Spatial Boundary Maps (For Indicative Purposes Only)**

**Ortho View**

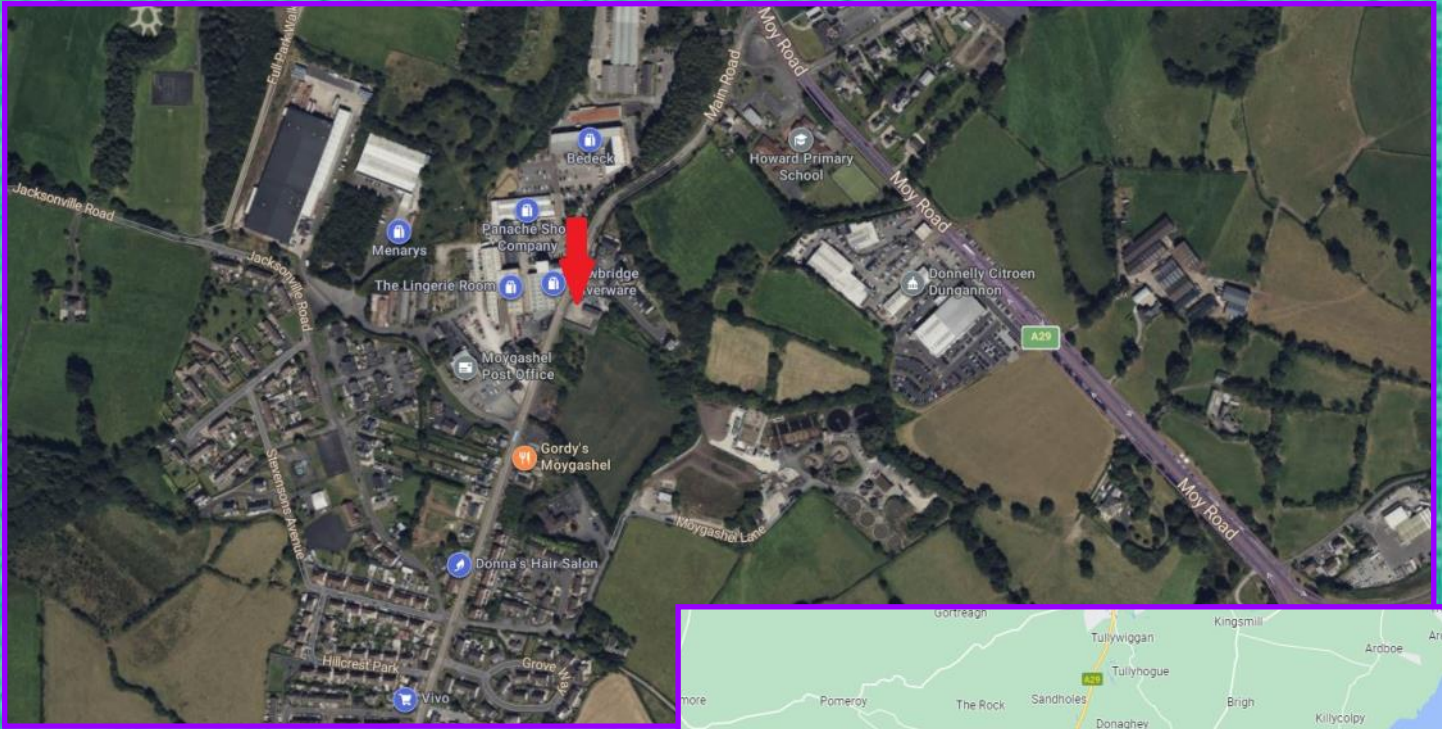


**OSNI VIEW**





# Location Maps



**FOR INDICATIVE  
PURPOSES ONLY**

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