



finchTM

To Let

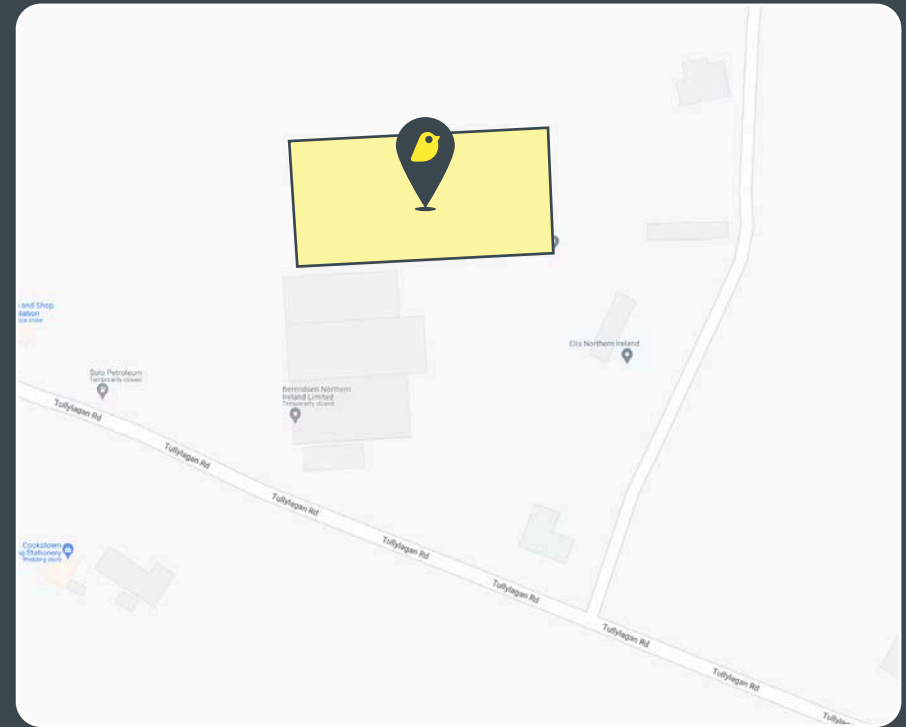
Confidential | Staff Unaware

14 Tullylagan Road,
Cookstown, BT80 9AZ

Warehouse Accommodation with Offices

36,434 Sq Ft (3,384.84 Sq M)

Location



The subject property is located on Tullylagan Road, approximately 4 miles South of Cookstown and 6.5 miles north of Dungannon and benefiting from excellent access to the road network giving easy access to Belfast International Airport and Belfast Port.

The mid ulster area has a population of over 150,000, with a well skilled workforce is home to 12% of NI Businesses. During 2022 the area produced export sales of £5,085m (Invest NI) with significant investment in the Advanced Engineering, Manufacturing and Construction sectors.

The surrounding area is predominantly commercial/manufacturing uses where nearby occupiers include Elis NI and Reid Engineering.

Description

The property comprises a large warehouse space with additional office space arranged over 2 levels.

The premises are constructed around a steel portal frame with block work walls enclosed in PVC coated double skinned insulated cladding.

The office area is finished to a reasonable standard to include, carpeted floor and recessed lighting and provides a good provision of private office, kitchen, WC's and storage room accommodation.

The premises are heated by an oil fired central heating system. There is a 20kw P.V. system located on the roof.

Externally there is a generous concrete yard and parking area to the front leading directly to a 4.8m high roller shutter door.



Accommodation

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	32,960	3,062.1
	Offices	1,737	161.37
First	Offices	1,737	161.37
Total		36,434	3,384.84

Height To Eaves: 5.75m

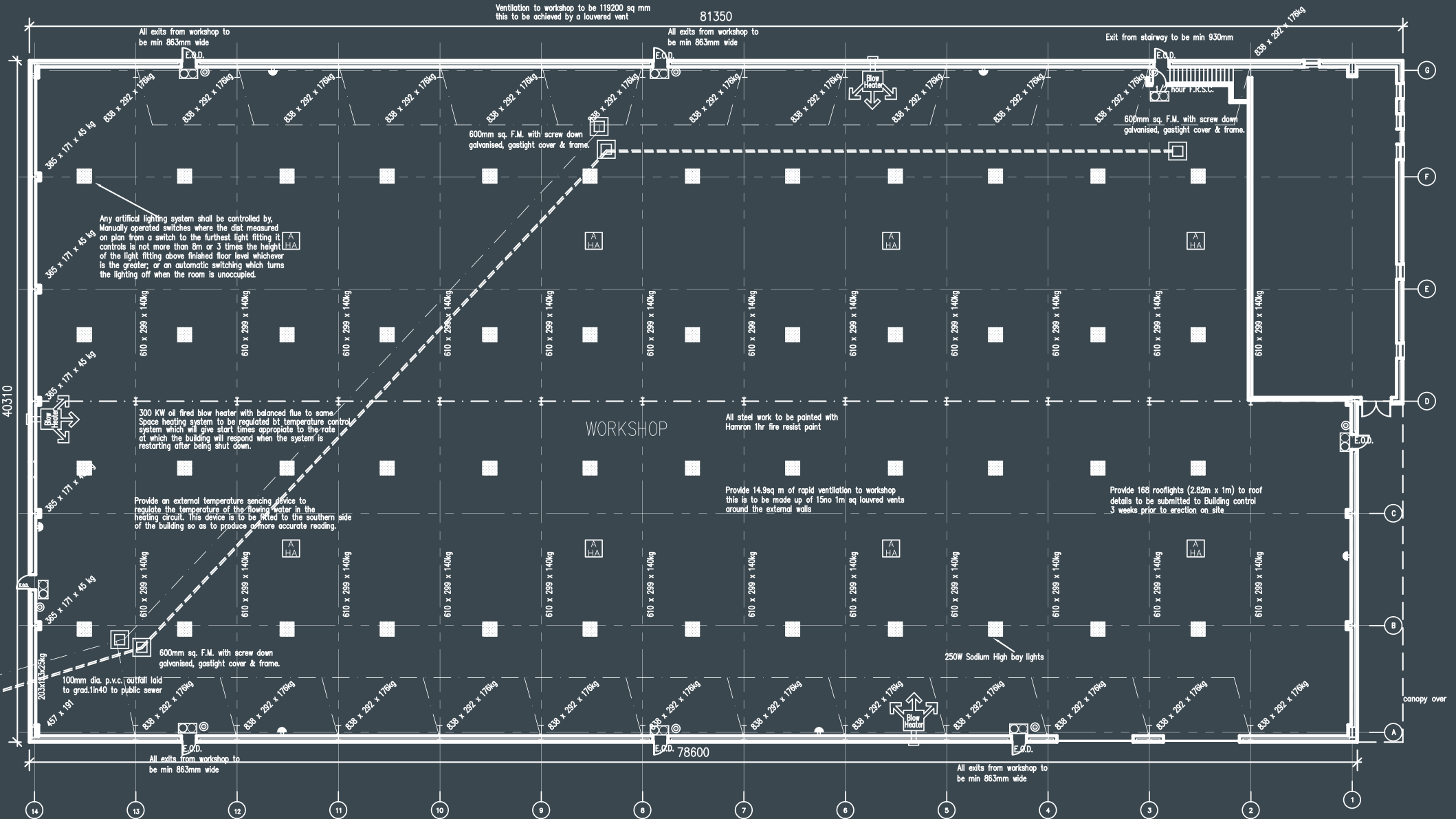
Tenancy Details	Negotiable, subject to periodic review.
Rent	£3.50 Per Sq Ft
Service Charge	A service charge will be levied for the general maintenance and upkeep of the common parts.
Rates	Rates will be payable by the tenant at the prevailing rate. NAV: £62,950 Rate in the £ 24/25: 0.559652 Rates Payable 24/25: £35,230.09
VAT	All charges and outgoings will be liable for VAT.



Ground Floor Warehouse

Ventilation to workshop to be 119200 sq mm
this to be achieved by a louvered vent

81350



Any artificial lighting system shall be controlled by Manually operated switches where the distance measured on plan from a switch to the furthest light fitting it controls is not more than 8m or 3 times the height of the light fitting above finished floor level whichever is the greater; or an automatic switching which turns the lighting off when the room is unoccupied.

300 KW oil fired blow heater with balanced flue to same. Space heating system to be regulated by temperature control system which will give start times appropriate to the rate at which the building will respond when the system is restarting after being shut down.

Provide an external temperature sensing device to regulate the temperature of the flowing water in the heating circuit. This device is to be sited to the southern side of the building so as to produce a more accurate reading.

All steel work to be painted with Hammer 1hr fire resist paint

Provide 14.9sq m of rapid ventilation to workshop this is to be made up of 15no 1m sq louvered vents around the external walls

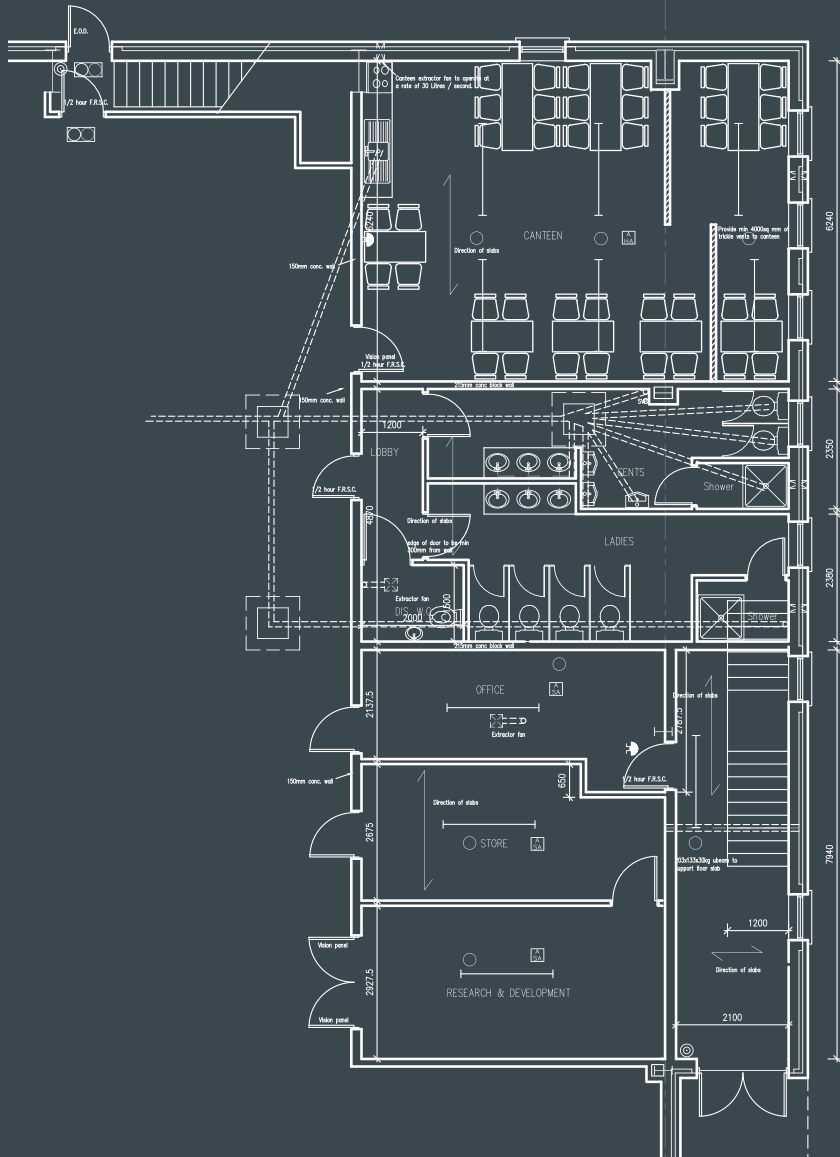
Provide 168 rooflights (2.82m x 1m) to roof details to be submitted to Building control 3 weeks prior to erection on site

WORKSHOP

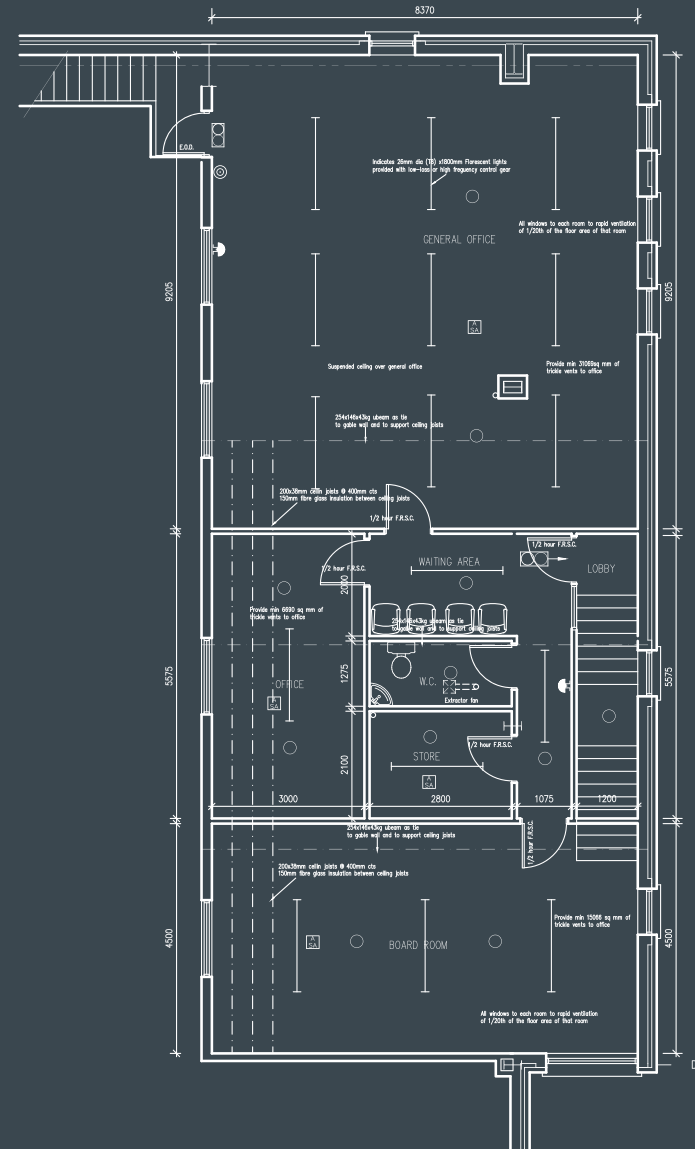
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Ground Floor Offices



First Floor Offices



Contact

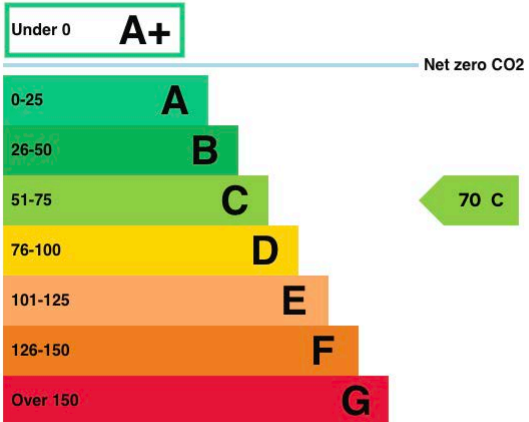
Stephen Chambers

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EPC - 70 | C

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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