

Cherry Tree Works, 2 Grove Road, Dromore, BT25 1QX

To Let

New and Recently Refurbished Warehouse Accommodation Available from Approximately 2,933 - 12,416 sq ft on a Self-Contained Site of Approximately 1 Acre. Strategically Located on the A1 Belfast to Dublin Transport Corridor.



Lambert
Smith
Hampton

Location

Dromore is a popular market town which is a well-positioned industrial location approximately 15 miles from the key industrial hubs of Lisburn, Lurgan and Portadown. The property is also located in proximity to various other locations including the towns of Hillsborough, Banbridge and Ballynahinch all within a 10 mile radius and benefits from good access links to Belfast and Newry along the A1 dual carriageway and M1 Motorway. The property's strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from an ease of access North and South of the province and the Republic of Ireland. The subject property is very easily accessible as it is located in the outskirts of Dromore, just off the A1 and situated:

- 22.5 miles from Belfast International Airport
- 17.1 miles from Belfast Port
- 20.4 miles from Belfast City Airport
- 39 miles from Larne Port
- 82.6 miles from Dublin Airport
- 87 miles from Dublin Port

Description

Building 1 (New build)

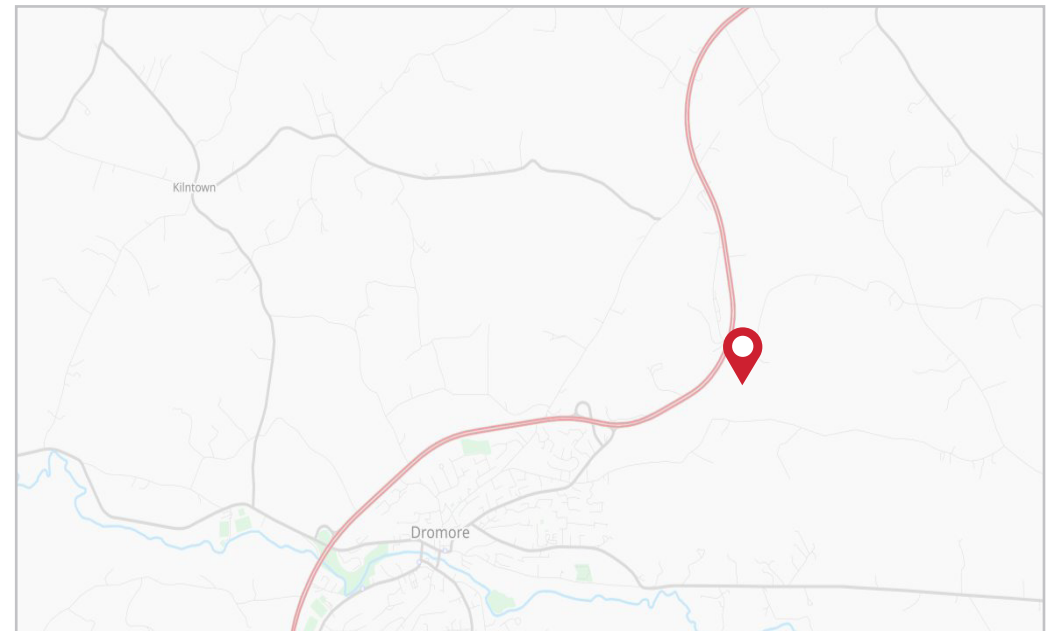
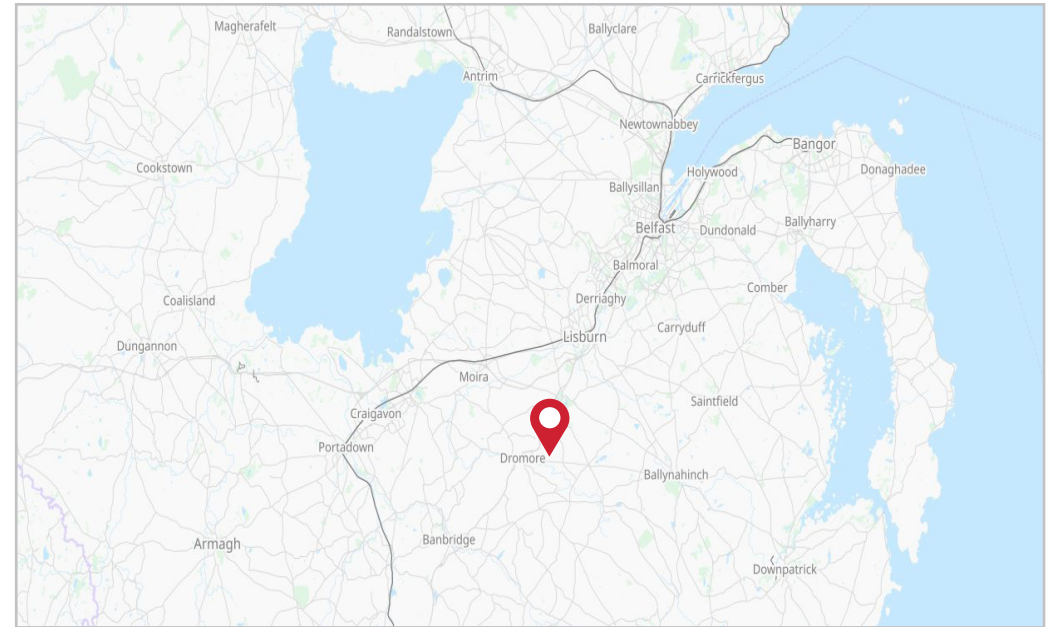
- 5.56 m Eaves.
- 6.80 m Apex.
- 2no. Roller shutter doors of 5.36 m x 4.40 m.
- Unit can be split into 3,021 sq ft and 3,973 sq ft.
- Concrete warehouse flooring.
- Part block to 2.39 m.
- Part warehouse profile cladding.
- Steel portal frame.
- Double profile cladded insulated roof.
- Translucent roof panels approx. 20%.
- Capable of subdivision.
- Fire alarms.
- LED spotlighting.
- Pedestrian door access.

Building 2 and 3 (Existing)

- Height of 3.75 m.
- 2no. Roller shutter doors of 3.15m.
- Full blockwork to 3.75 m.
- Double profile cladded insulated roof.
- Translucent roof panels.
- Pedestrian door access.

Site

- Approx. 1 acre self contained site.
- Palisade security fencing.
- Double hung security gates.
- CCTV access.



For Indicative Purposes Only

Aerial Image





Building 1



Building 2 & 3



Building 1



Building 1



Building 2



Building 2

Schedule of Accommodation

	Sq Ft	Sq M
Building 1	6,994	649.80
Building 2	2,989	277.76
Building 3	2,433	226.09
Total	12,416	1,153.65

Lease Details

Term - By negotiation.

Rent - Rent on application.

Rent Review - 5 yearly.

Repairs - The tenant is to be responsible for external and internal repairs.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium

EPC - The properties benefit from an EPC rating of C64/65. A copy of the Energy Performance Certificate is available upon request from the Agent.

Rates

We have been advised by Land and Property Services that the rates are to be assessed upon completion.

Value Added Tax

We have been advised that the property is elected for VAT and therefore VAT will be chargeable in addition to rents quoted above.

Further Information

**Lambert
Smith
Hampton**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Cerys Moore
07824 850338
cmoore@lsh.ie

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