



**Instinctive  
Excellence  
in Property.**

# For Sale/To Let

**Newly Constructed Industrial Unit  
c. 9,150 sq ft (850 sq m)**

Block C  
Kilcronagh Industrial Estate  
Cookstown  
Co. Tyrone  
BT80

**INDUSTRIAL**



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### 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.

### Description

The property comprises a new build industrial unit situated within the newly established Kilcronagh Business Park. The unit will be finished to a high specification to include:

- 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

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Warehouse	9,150	850

### Sale Details

**Asking Price:** £725,000 plus VAT

### Lease Details

**Rent:** On application  
**Term:** To be confirmed  
**Repairs/Insurance:** Full repairing and insuring terms by way of a Service Charge (to be confirmed)

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

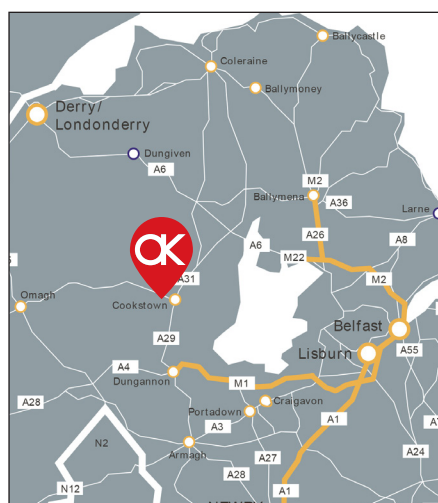
### Rates

To be assessed upon completion.

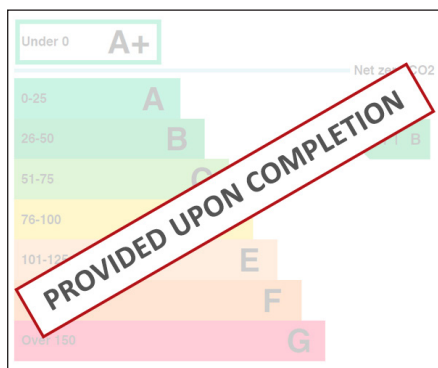
### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

Location Maps



EPC



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**CHRIS MORGAN PROPERTY**

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#### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

#### MISREPRESENTATION ACT 1967

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 and Megran Limited 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: 3rd Floor, 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. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.