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T

TO LET

2 Derryloran Industrial Estate, Cookstown, BT80 9LU

Industrial Property Extending to c. 2,460 sq ft on a Self Contained 0.47 Acre Site.

LOCATION

Cookstown is a thriving Mid Ulster town c. 45 miles South West of Belfast and c. 10 miles North of Dungannon, with a district population at the last Census of c. 40,000 persons.

The town has attracted major investment over recent years, creating a successful town centre and local business community. The subject is within easy access of major public transports hubs and the Province's motorway network.

The subject benefits from a prominent position on the entrance of Derryloran Industrial Estate and benefits from excellent road frontage onto the Sandholes Road.

DESCRIPTION

The subject comprises of a standalone industrial property with ancillary office space on a self-contained 0.47-acre site.

The building is of a steel portal frame construction with block brick walls and a single skinned insulated roof that benefits from translucent light panels and an eaves height of 3.6m.

The accommodation is split to provide workshop space with ancillary offices which are finished to a high standard.

The property also benefits from a large yard which is laid in tamarack and fenced and gated.

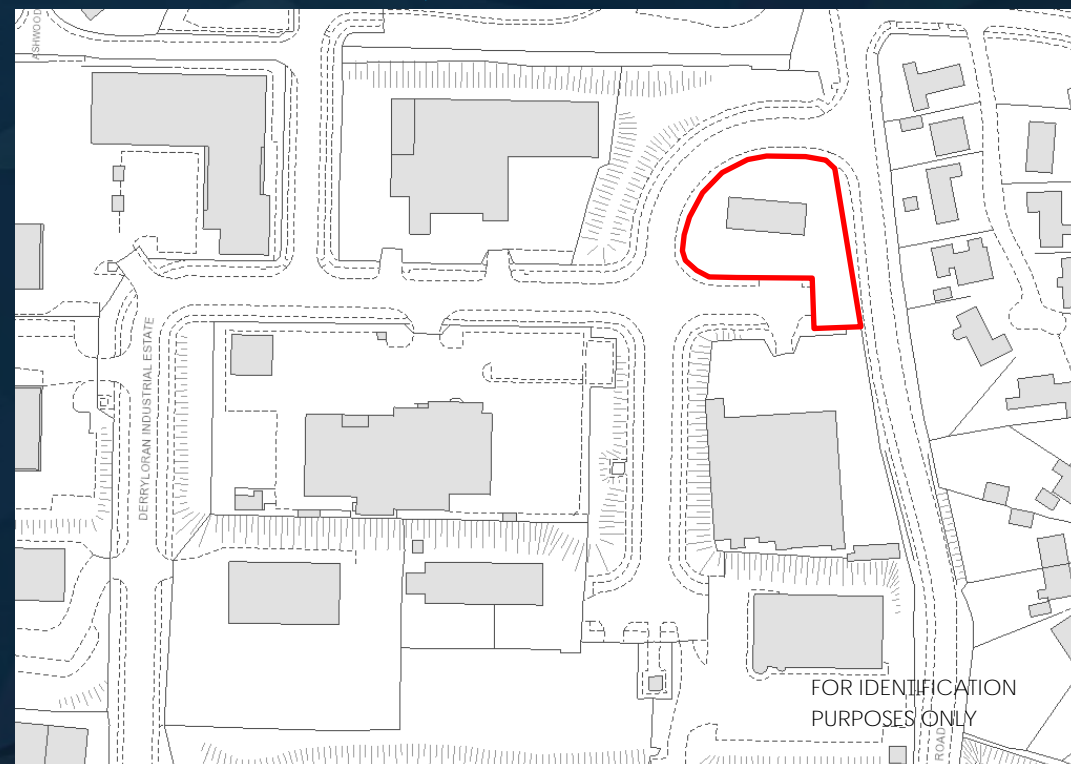
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Workshop	c. 132 sq m	1,420 sq ft
Office	c. 10 sq m	103 sq ft
Showroom	c. 27 sq m	295 sq ft
Sales Office	c. 13 sq m	141 sq ft
Office	c. 9 sq m	100 sq ft
Mezzanine	c. 37 sq m	401 sq ft
TOTAL ACCOMMODATION	c. 228 sq m	2,460 sq ft

Customer Due Diligence:

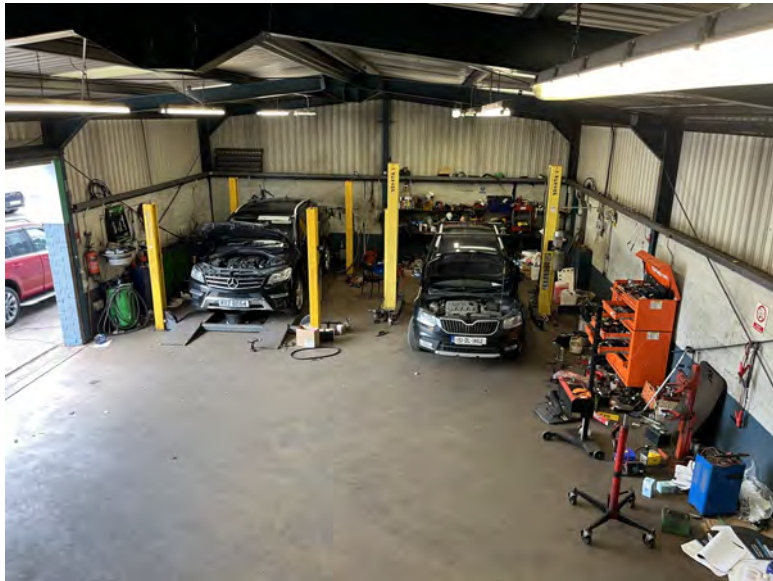
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9958





2 Derryloran Industrial Estate, Cookstown



LEASE DETAILS

RENT: Price on Application
TERM: Negotiable

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

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £11,100

Estimated rates payable in accordance with LPS Website: £6,214.14

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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