

**OK
T**



Magherafelt Commerce Park, Ballyronan Road, Magherafelt, BT45 6EN

New Build Commercial Units

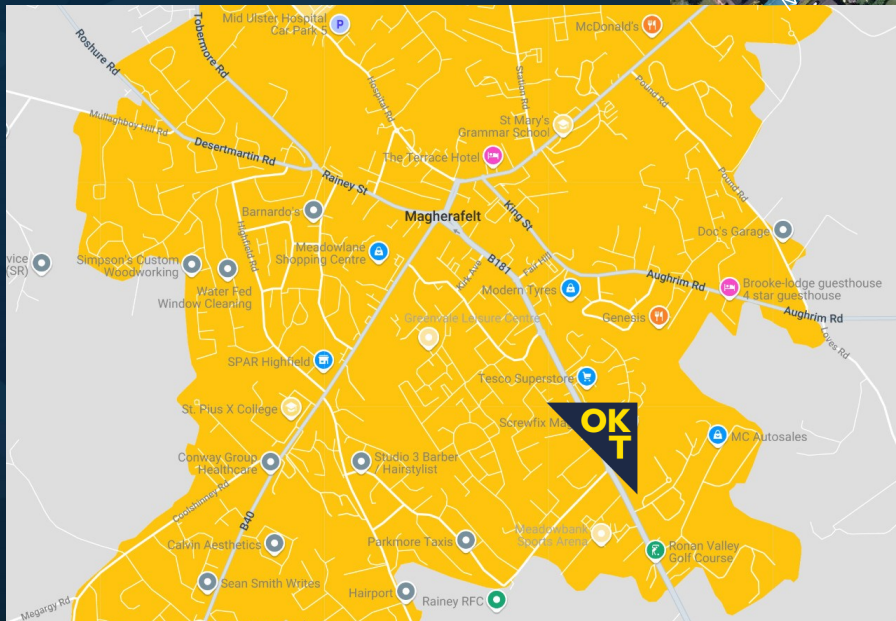
LOCATION

Magherafelt is a key regional economic and retail hub located within the heart of Mid Ulster. It is situated approximately 10 miles from the larger settlement of Cookstown and just off the main route from Belfast to Derry City

The proposed units will be an extension of the existing popular neighbourhood complex which includes Spar convenience store with petrol station, car wash, Auto Alloys, Caldwell Consulting,, Kennedy Orthodontics and Screwfix.

The complex benefits from a high profile location on the Ballyronan Road, a popular residential / commercial location within Magherafelt on the south eastern edge of the town approximately one mile from the town centre.

Screwfix is located within the Commerce Park, attracting a significant volume of passing trade.



DESCRIPTION

The units will be constructed to a developer's shell specification ready for a tenant's fit out. The units benefit from Class A1 planning use and are suitable for a variety of different uses or alternative subject to any necessary planning consent to include coffee shop, drive through take away, storage distribution, professional offices or general retail, .

Option to lease as one building or split depending on requirements . The units are all double height and can accommodate mezzanines if required. Detail design and floor loading can be provided to suit requirements. Ample car parking is provided with opportunity for additional external space if required.

C. 0.6 MILES

TO

**MAGHERAFELT
TOWN CENTRE**

C. 0.6 MILES

TO

THE A31 BYPASS

C. 3 MILES

TO

**THE A6 ATERIAL
ROUTE**

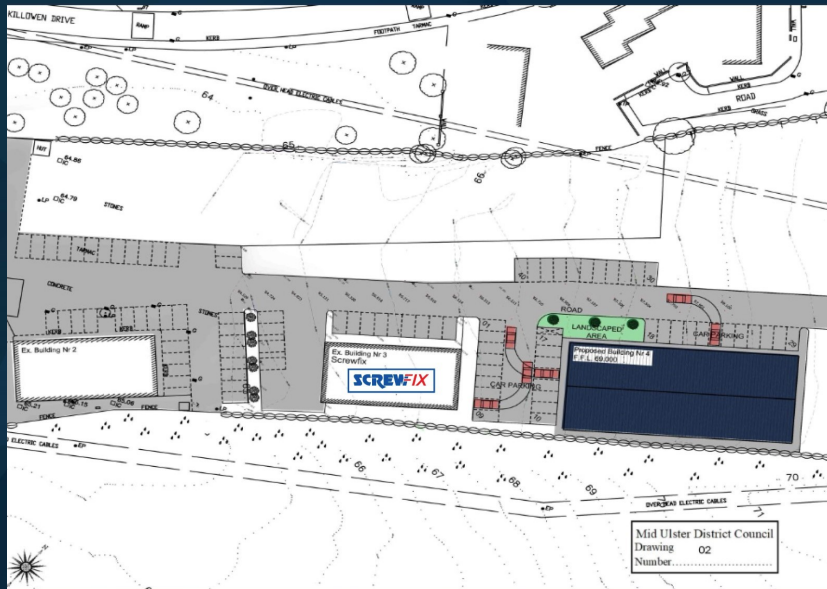
C. 35 MILES

TO

BELFAST

ACCOMMODATION

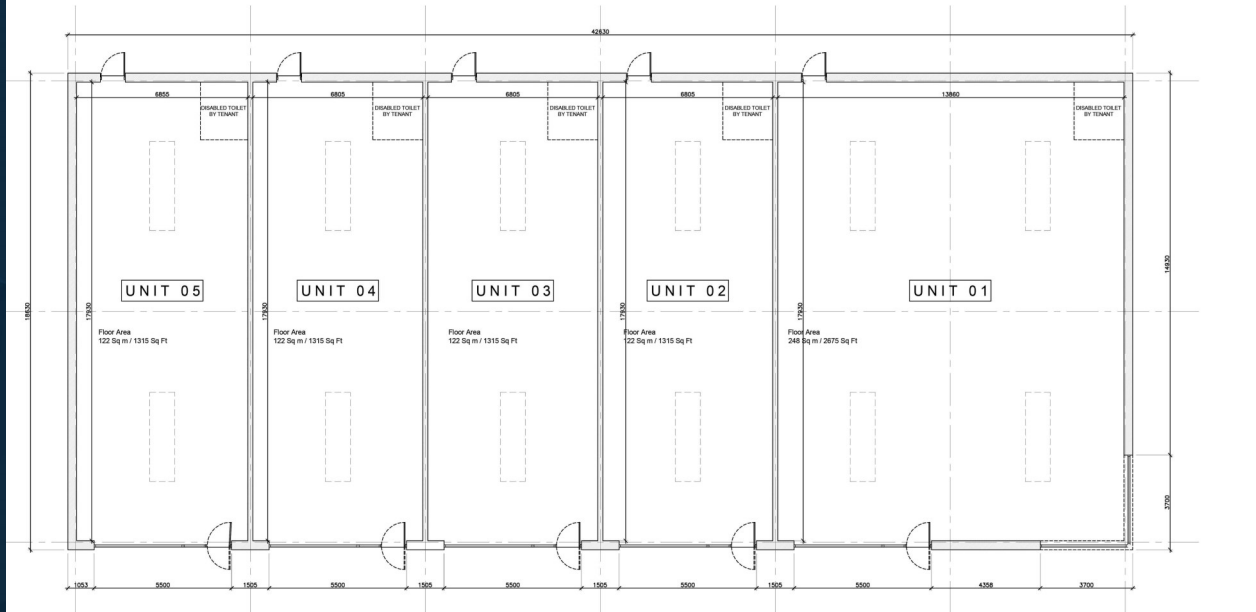
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Unit 1	248	2,675
Unit 2	122	1,315
Unit 3	122	1,315
Unit 4	122	1,315
UNIT 5	122	1,315
TOTAL ACCOMMODATION	736	7,935



REAR ELEVATION



FRONT ELEVATION



PROPOSED FLOOR PLAN

Total Gross Floor Area : 795 Sq m / 8573 Sq Ft

0.0 1.0 5.0 10.0m SCALE 1:100

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.

LEASE DETAILS

RENT: Price on Application
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease
SERVICE CHARGE: Tenant to reimburse the landlord for the cost of annual building insurance and a portion of maintenance and upkeep of the common areas.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

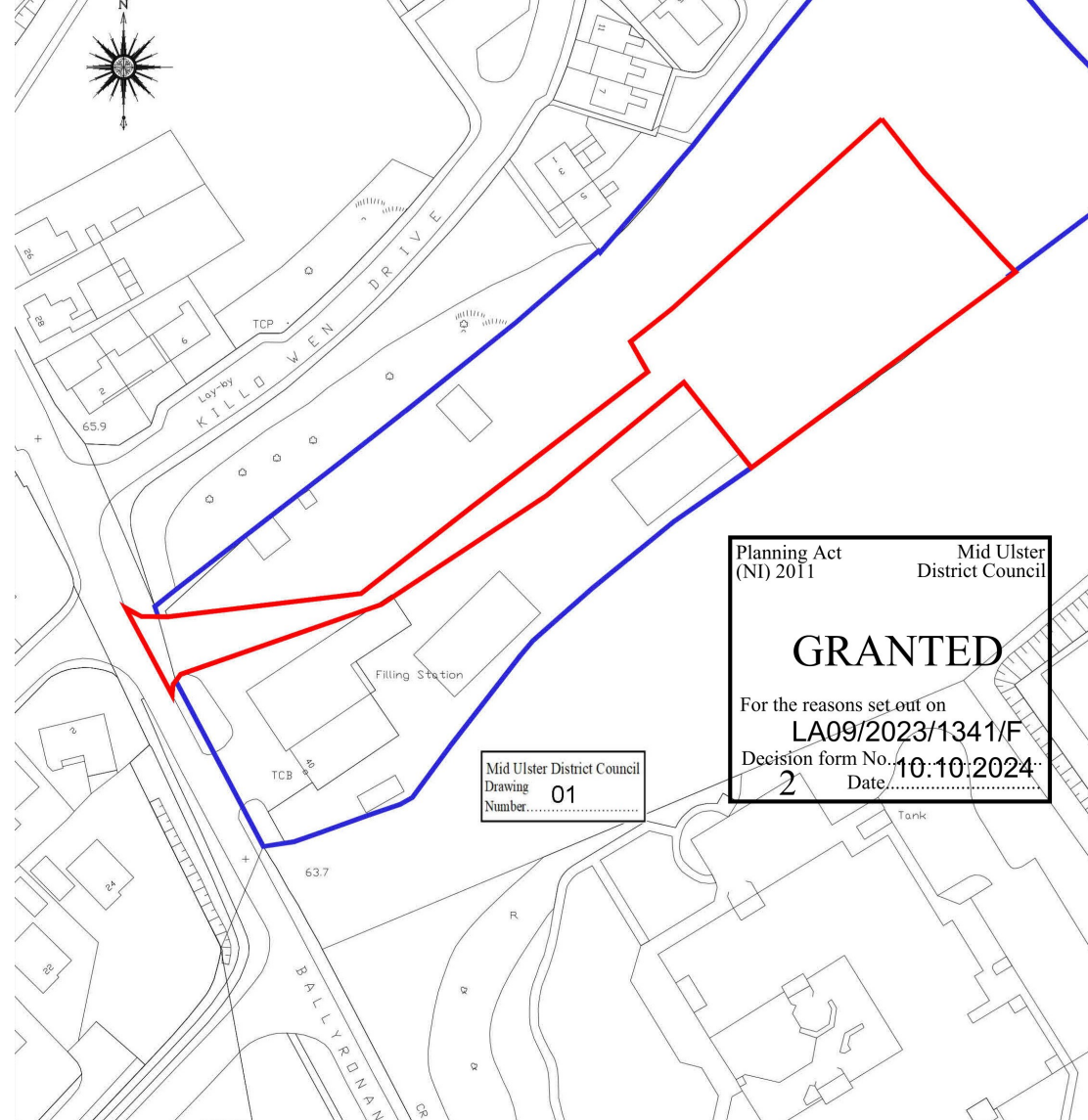
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: To be accessed upon completion
NOTE: small business rate relief may be applicable depending on accessed NAV
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC

To be accessed upon completion



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MICHAEL BURKE
07872 055 552
michael.burke@okt.co.uk

SHAUNA BROLLY
07872 055 501
shauna.brolly@okt.co.uk



O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.