



TO LET

36D Lisdoart Road, Ballygawley, Dungannon, BT70 2NG

Excellent warehouse accommodation with ancillary offices comprising c. 113,550 sq ft

Lisney

Features

- Warehouse / distribution facility c. 113,550 sq ft
- 14 external roller shutter doors, 2 of which are dock levelers
- Communal yard, car parking and hard standing
- Prominent location off the main A4/M1 Motorway from Belfast to Enniskillen
- Providing excellent access to the M1 and A5 road network

Location

Ballygawley is located in the middle of Northern Ireland and is approximately 58 miles west of Belfast, 20 miles north west of Armagh, 16 miles south east of Omagh and 13 miles south west of Dungannon. The site is in a potentially strategic position in the context of Northern Ireland, close to the Ballygawley roundabout.

The subject property is located on the outskirts of Ballygawley, and approximately 13 miles southwest of Dungannon, near the junction of the A5 Omagh / Monaghan and A4/M1 Dungannon / Enniskillen roads.

The road networks to Ballygawley are excellent and the subject site is located a short distance off the main network.



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Description

The unit comprises a steel portal frame warehouse with concrete floor comprising 2 bays and ancillary offices, kitchen and toilet facilities:

- 7m eaves height
- Apex 10.7m
- 12 ground level access external electric roller shutter doors
- 2 dock level roller shutter doors
- Concrete floor with part brick / block walls and cladding above
- 3 phase electricity with overhead lighting
- Alarm & CCTV
- 24 hour on site security
- Concrete surfaced shared circulation area with car parking

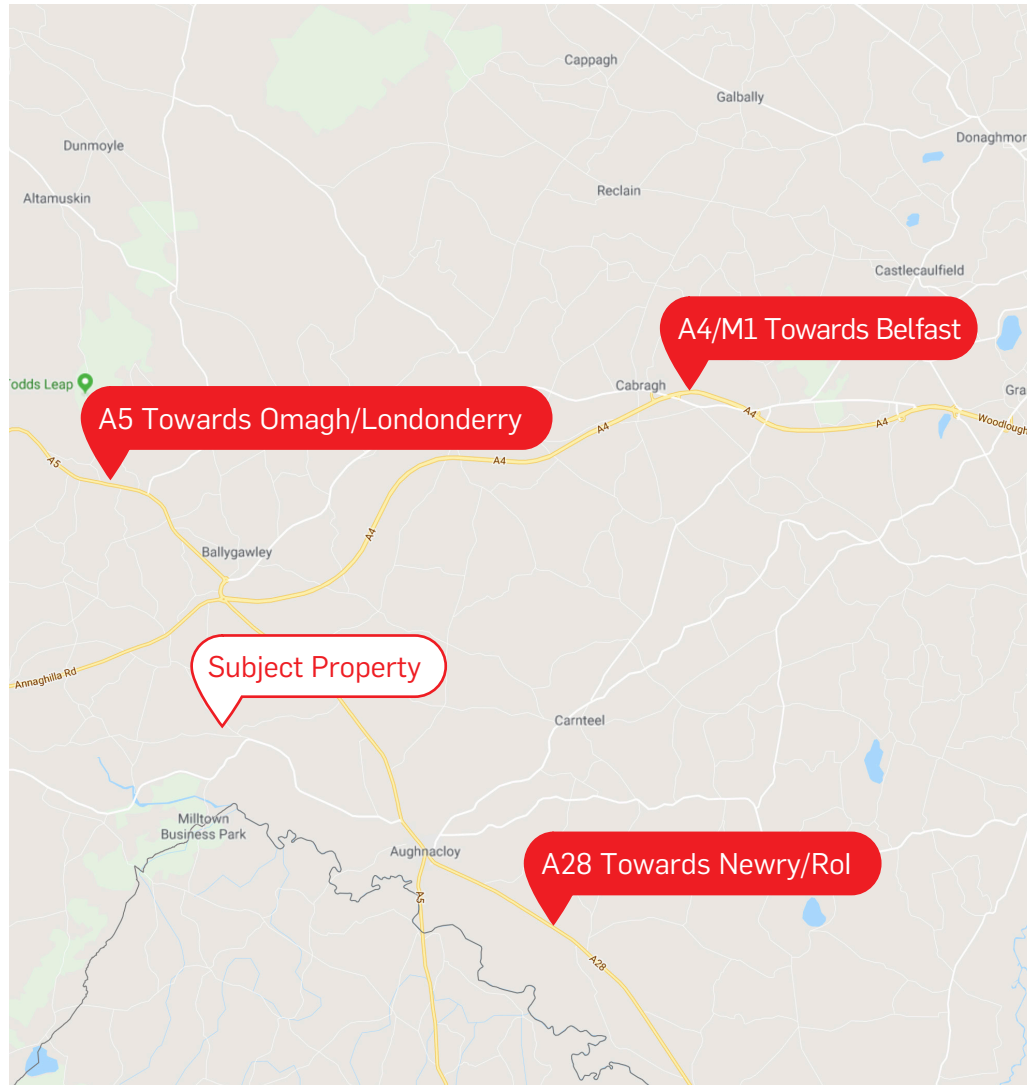
Accommodation

113,550 sq ft approximately

Lease Terms

A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.





EPC

The property has an energy rating of A25.

Full certificates can be made available upon request.

Energy Performance Certificate		Northern Ireland																
Non-Domestic Building																		
36B HOLDING STORES Wholesale Beds Lisdoart Mill, 36 Lisdoart Road Ballygawley DUNGANNON BT70 2NG	Certificate Reference Number: 0842-0637-7049-5925-1002																	
<small>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website of the Department of Finance at www.finance-ni.gov.uk.</small>																		
Energy Performance Asset Rating																		
More energy efficient																		
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Less energy efficient																		

Rent

Price on application.

Rates

NAV: £136,000
 Rate in the £ 20/21: 0.513749
 Rates Payable 20/21: £69,870 approx.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Contact

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