

TO LET

**64 DERRYSCOLLOP ROAD
DUNGANNON
CO. TYRONE
BT71 6SS**



*working harder to make your **move easier***

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BT71 6AB

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HIGH SPECIFICATION WAREHOUSE / OFFICES TO LET IN SECURE COMPOUND

WAREHOUSE CIRCA. 290 SQ M / 3100 SQ FT — OFFICES CIRCA. 45 SQ M / 480 SQ FT

LOCATED CENTRAL TO DUNGANNON, PORTADOWN & ARMAGH CITY AND BENEFITTING FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK, THIS HIGH SPECIFICATION WAREHOUSE WITH OFFICES IS SURE TO APPEAL TO A WIDE RANGE OF PERSPECTIVE OCCUPIERS (SUBJECT TO REQUIRED CONSENTS).

WOULD BE IDEAL FOR STORAGE / DISTRIBUTION / LIGHT MANUFACTURING



GUIDE RENT ON APPLICATION

RATES: TO BE CONFIRMED

FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

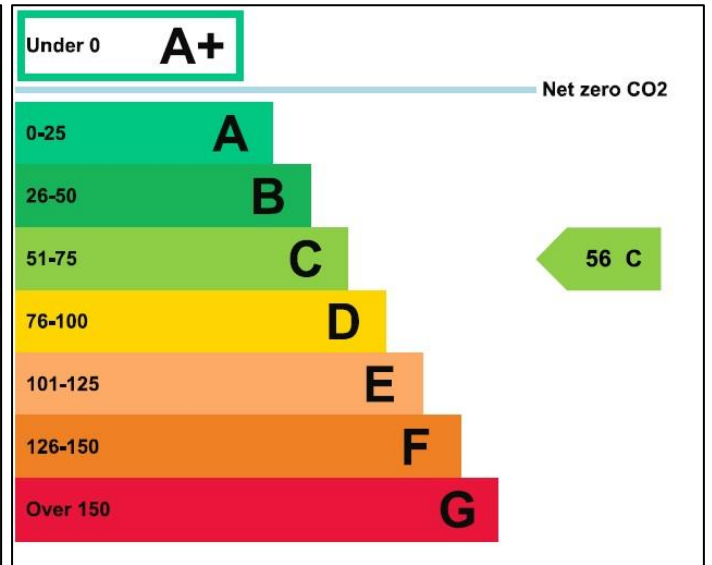
- HIGH SPECIFICATION WAREHOUSE / STORAGE WITH OFFICES & POTENTIAL FOR STAFF FACILITIES.
- AVAILABLE IN 1 OR 2 LOTS.
- TOTALLING: CIRCA. 335 SQ M / 3600 SQ FT.
- WAREHOUSE: CIRCA. 290 SQ M / 3100 SQ FT.
- OFFICES: CIRCA. 45 SQ M / 480 SQ FT.
- ROLLER DOOR ACCESS TO WAREHOUSE: APPROX. 6M WIDE.
- AIR LINE.
- WATER & SEWERAGE ADJACENT.
- OFFICE WITH U.P.V.C DOUBLE GLAZED WINDOWS.
- POTENTIAL FOR STAFF FACILITIES.
- STAFF / CUSTOMER PARKING TO FRONT & SIDE.
- SPACE TO FACILITATE TURNING / LOADING OF A 40 FT LORRY.
- LOGISTICALLY CENTRAL LOCATION:
 - MOY: APPROX. 2.5 MILES.
 - ARMAGH CITY: APPROX. 9 MILES.
 - DUNGANNON TOWN: APPROX. 8 MILES.
 - PORTADOWN TOWN: APPROX. 10 MILES.
- WOULD BE IDEAL FOR STORAGE / DISTRIBUTION / LIGHT MANUFATURING.

ACCOMMODATION IN BRIEF...

WAREHOUSE: APPROX. 290 SQ M / 3100 SQ FT
ROLLER DOOR & PEDESTRIAN ACCESS.



OFFICE: APPROX. 45 SQ M / 480 SQ FT



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions may be taken to the nearest 0.5m. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.