



**0 Bed
Warehouse
located in**



**10 Derryloran Industrial
Estate
Cookstown
BT80 9LU**



Multiple commercial units are available to let within the highly sought after Derryloran Industrial Estate. These units offer a fantastic opportunity for businesses seeking well-located and versatile space with excellent transport links.

Available Units:

A fantastic opportunity to lease a modern commercial units within the highly sought-after Derryloran Industrial Estate. The property offers approximately 8,000 Sq ft of flexible space, available as one or subdivided into individual units.

Unit 2: 2,583 Sq Ft

Unit 3: 1,916 Sq Ft

Unit 4: 2,953 Sq Ft

Key Features:

Electric Roller Shutter Doors - ensuring secure and easy access.
Generous Onsite Parking - Ample parking space for staff and visitors.

Prime Location - situated in the popular Derryloran Industrial Estate.
Excellent Transport Links - convenient access to the M1 and M2 Motorways.

Property let as shell finish - allowing tenant to adjust accordingly.

Lease Terms:

Lease Type - Long-term lease available.

Rent - £10.00 per Sq Ft per annum.

Service Charge - Applicable in addition to rent.

Location:

Derryloran Industrial Estate benefits from a strategic location with excellent connectivity. The site is easily accessible from major transport routes, making it ideal for businesses requiring efficient distribution and logistics.

Viewing:

For further information, to arrange a viewing, or to discuss your specific requirements, please contact our commercial property team on 028 8676 3265.

Thinking of Renting?

FREE VALUATION!

If you are considering the sale of your own property we are delighted to offer a FREE rental valuation, without obligation. Get in contact today and we will be happy to help & advise you!

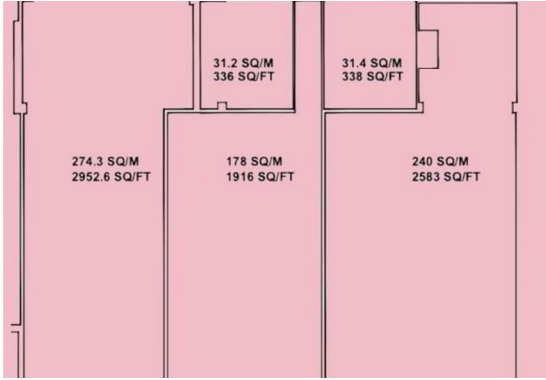
T: 028 8676 3265

PROPERTIES REQUIRED ACROSS ALL AREA

MISREPRESENTATION CLAUSE

Connor Harte Ltd gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of

POA



an offer or contract. Any intending purchasers or lessees must satisfy them selves 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 are taken to the nearest 5 inches. 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. The heating system and electrical appliances have not been tested and we cannot offer any guarantees on their condition.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

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